

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Aug 27 12:26 PM NC Rev Stamp: \$ 11650.00
 Book: 8496 Page: 521 Fee: \$ 26.00
 Instrument Number: 2018030202
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$11,650.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument prepared by: Bradshaw Robinson Slawter LLP, PO Box 607, Pittsboro, NC 27312

Brief description for the Index: Lot 5, 1.02 acres, Plat Book 187, Pages 203-205

THIS DEED made as of the 22 day of August, 2018, by and between

GRANTOR	GRANTEE
<p>ECO WESTPOINT OFFICE I LLC, a North Carolina limited liability company P. O. Drawer 9 Sanford, NC 27331</p>	<p>DESH LLC, a North Carolina limited liability company 10321 Sporting Club Drive Raleigh, NC 27617</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6894, Page 438, Durham County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 187, pages 203-205.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2018 and subsequent years.
2. Unrecorded written leases affecting the property.
3. All easements, obligations, restrictions and other encumbrances set forth in the Declaration of Easements, Covenants, Conditions and Restrictions for Westpoint at 751, recorded in Book 6690, Page 528, amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Westpoint at 751, recorded in Book 6784, Page 190, and as further amended by Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Westpoint at 751, recorded in Book 6998, Page 874, Durham County Registry.
4. All easements, encumbrances, defects, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

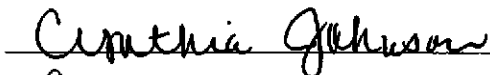
ECO WESTPOINT OFFICE 1 LLC,
a North Carolina limited liability company

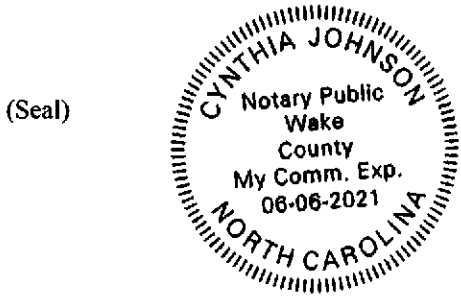
By:  (SEAL)
Kirk J. Bradley, Manager

Lee County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kirk J. Bradley

Date: 08.22.2018


CYNTHIA JOHNSON, Notary Public
(Printed Name)



My commission expires: 06.06.2021

Exhibit A
Legal Description

BEING ALL OF LOT 5, CONTAINING 1.02 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED: "SUBDIVISION PLAT FOR WESTPOINT AT 751 LLC," DATED DECEMBER 7, 2010, BY CE GROUP, INC., RECORDED IN PLAT BOOK 187, AT PAGES 203-205, DURHAM COUNTY REGISTRY (THE "PLAT").

TOGETHER WITH ALL APPURTENANT RIGHTS AND PRIVILEGES IN THE COMMON ELEMENTS AND DRIVES, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG THE COMMON DRIVES, AS SHOWN ON THE PLAT, AND DESCRIBED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTPOINT AT 751 RECORDED IN BOOK 6690, PAGE 528, DURHAM COUNTY REGISTRY, AS AMENDED IN FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTPOINT AT 751, RECORDED IN BOOK 6784, PAGE 190, DURHAM COUNTY REGISTRY, IN SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTPOINT AT 751, RECORDED IN BOOK 6998, PAGE 874, DURHAM COUNTY REGISTRY, AND AS FURTHER AMENDED FROM TIME TO TIME.