

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 SEP 15 08:57:29 AM
 BK:8020 PG:522-524
 DEED
 FEE: \$26.00
 EXCISE TAX: \$640.00
 INSTRUMENT # 2016031711
 APRILJ



2016031711

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$640.00

Parcel Identifier No:

Prepared By: Thomas J. Stevens, Attorney at Law

Return to: Grantee

Brief Description for Index:

THIS DEED made this 1st day of August, 2016 by and between:

GRANTOR

GRANTEE

<p>ANDREW B. CURL (unmarried)</p>	<p>IRA W. CURL 1920 Front Street, Suite 910 Durham, NC 27705</p>
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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 or parcel of land situated in the County of Harnett, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor. (NCGS §105-317.2)

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1524, at Page 724; and Book 1534, Page 537, Durham County Registry.

A map showing the above described property is recorded in Plat Book 99, Page 112.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictive covenants and taxes of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Andrew B. Curl (SEAL)
ANDREW B. CURL

SEAL-STAMP

STATE OF nc COUNTY OF Durham

JACKIE B. PASCHALL
Notary Public, North Carolina
Durham County
My Commission Expires
January 04, 2018

I, Jackie B. Paschall, a Notary Public of the County and State aforesaid, certify that ANDREW B. CURL, (unmarried) did personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal, the 1st day of August, 2016.

My commission expires 01-04-2018 Jackie B. Paschall
Notary Public

UNIT NOS. 910, 920 and 930, in Building 9, in Phase 3 of Croasdaile Office park, an office condominium located in the City of Durham, County of Durham, State of North Carolina, as designated and described in the Declaration of Unit Ownership of Croasdaile Office Park, as amended, (the "Declaration"), recorded in Book 976, at Page 652, of the Durham County Register of Deeds, on the 7th day of July 1978, pursuant to the provisions of the Unit Ownership Act, Chapter 47A of the North Carolina General Statutes, together with a two-thirty-third ($2/33$) percent undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit(s) in Phase 1, Phase 2 and Phase 3 which percentage shall automatically change in accordance with the terms of said amended Declaration, and together with an additional common area that may be provided for in any amended Declaration filed of record pursuant to the provisions of the Unit Ownership Act, in the percentages set forth in such amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recorded of each such amended Declaration as thought conveyed hereby. The land upon which the building and improvements are located is situated on Front Street, in the City of Durham, County of Durham, State of North Carolina, and being designated as Phase 3 of the Croasdaile Office Park Condominium, as shown in **Plat Book 99, Page 112**, in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is hereby made for a more accurate description, and to the Third Amendment to the Declaration of Unit Ownership of Croasdaile Office Park Condominium recorded in Book 1065, Page 203, in the Office of the Register of Deeds of Durham County, North Carolina, to which reference is also made for a more accurate description.