

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Jul 30 01:42 PM**

**Book: 9413 Page: 989**  
 NC Rev Stamp: \$ 370.00 Fee: \$ 26.00  
 Instrument Number: 2021038631  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$370.00

Parcel Identifier No. 121845 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: Unit 3721A, University Commons

THIS DEED made this 30 day of July, 2021, by and between

GRANTOR

GRANTEE

Forester-Miller Properties, LLC,  
 a North Carolina Limited Liability Company  
 45 Point Sunset Trail  
 Roxboro, NC 27574

David Moncree and Pamela Moncree, a married couple  
**Property Address:**  
 3721 University Drive, Suite A  
 Durham, NC 27707

**Mailing Address:**  
 801 Jerome Road  
 Durham, NC 27713

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, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4412 page 17.

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

A map showing the above described property is recorded in Plat Book 5 page 98-104.

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, other than the following exceptions:

1. Ad valorem property taxes for the current year and subsequent years.
2. All easements, restrictions and rights-of-way of record, if any.

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

Forester-Miller Properties, LLC \_\_\_\_\_ (SEAL)

(Entity Name)

Print/Type Name: \_\_\_\_\_

By: Holly Forester-Miller  
Print/Type Name & Title: Holly Forester-Miller, Member-Manager

\_\_\_\_\_ (SEAL)

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

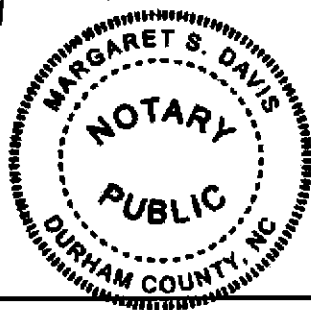
Print/Type Name: \_\_\_\_\_

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Holly Forester-Miller, personally appeared before me this day and acknowledged that he is the Member-Manager of Forester-Miller Properties, LLC, a North Carolina ~~or~~ ~~corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable)~~; and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of July, 2021

My Commission Expires: 11/17/2021

[Signature]  
Notary Public



**EXHIBIT "A"**

Being known and designated as Unit 3721A of University Commons, a Condominium, as shown on plats and plans of University Commons, a Condominium, recorded in Condominium File 5, Pages 98 through 104, inclusive in the Durham County, North Carolina Registry.

This conveyance is subject to that Declaration of Protective Covenants, Conditions and Restrictions, recorded with the Register of Deeds, Durham County, North Carolina, on September 29, 1994, in Book 2025, Page 248, and as may be amended thereafter.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units.