

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2020 Feb 04 03:46 PM
Book: 8863 Page: 980
NC Rev Stamp: \$ 1020.00 Fee: \$ 26.00
Instrument Number: 2020004529
DEED

This instrument prepared by: Kennon Craver, PLLC (WAA)
Mail after recording to: Grantee

Excise Tax: \$1,020.00
PID: 121848

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THIS DEED is made this 4 day of February, 2020, by and between:

GRANTOR: Tri-Vest Properties, LLC,
a North Carolina limited liability company
3503 Proprietor Way
Raleigh, NC 27612

and

GRANTEE: RIEMANN-AMERICUS, LLC
4011 University Drive Suite 204
Durham, NC 27707

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

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with 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 whomsoever

KC: 411999

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

claiming by, under or through Grantor, except for the following exceptions: See Exhibit B attached hereto and incorporated herein.

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

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

GRANTOR:

Tri-Vest Properties, LLC
a North Carolina limited liability company (SEAL)

By: *Gary C Hull*
Name: Gary C Hull
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Gary C. Hull.

Date: 02-03-2020

Sean Dana

Notary Public

Print Name: Sean Dana

My Commission Expires: May 6th, 2023

[Official Seal]

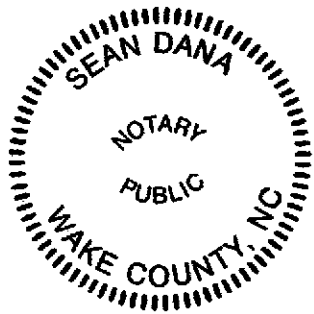


EXHIBIT A

Being known and designated as Unit 3721D 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.

SUBJECT TO that Declaration of University Commons, a Condominium, recorded in Book 2025, Page 248, as amended by those instruments recorded in Book 2174, Page 758; Book 2185, Page 939; Book 2227, Page 601; Book 2297, Page 513; and Book 2399, Page 595, all of the Durham County Registry.

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 and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

Exhibit B

All documents recorded in Durham County Registry unless otherwise noted.

1. Taxes for the year 2020, and subsequent years, not yet due and payable;
2. Matters shown on plat recorded in Condominium Map Book 5, Pages 98 – 104;
3. SUBJECT TO that Declaration of University Commons, a Condominium, recorded in Book 2025, Page 248, as amended by those instruments recorded in Book 2174, Page 758; Book 2185, Page 939; Book 2227, Page 601; Book 2297, Page 513; and Book 2399, Page 595, all of the Durham County Registry;
4. Easements to Duke Power Company recorded in Book 199, Page 610;
5. Rights of Way to State Highway Commission recorded in Book 215, Page 46 and Book 311, Page 23;
6. Rights of other entitled thereof and to the common elements affecting the insured premises; and
7. Zoning ordinances affecting the property.