

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Oct 13 04:12 PM NC Rev Stamp: \$ 570.00
Book: 8042 Page: 880 Fee: \$ 26.00
Instrument Number: 2016035767
DEED

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$570.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: GRANTEE

This instrument was prepared by: H. EUGENE TATUM III, WITHOUT BENEFIT OF TITLE SEARCH

THIS DEED made this 8th day of September, 2016 by and between

GRANTOR

TRG CAPITAL, LLC

Mailing Address: 304 WASHINGTON STREET MEBANE NC 27302

GRANTEE

LEON INVESTMENTS, LLC

Property Address: 5920 S MIAMI BLVD., SUITE 202, MORRISVILLE, NC 27650

Mailing Address: 5920 S MIAMI BLVD., SUITE 202 MORRISVILLE NC 27560

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 and more particularly described as follows:

BEING ALL OF UNIT 202, PARKGATE OFFICE CONDOMINIUM, AS REFERRED TO IN THE DECLARATION OF CONDOMINIUM RECORDED IN BOOK 3571 AT PAGE 88, DURHAM COUNTY REGISTRY, AS THE SAME MAY BE HEREAFTER AMENDED OR MODIFIED, AND MORE PARTICULAR DESCRIBED IN PLAT AND PLANS RECORDED IN CONDOMINIUM BOOK 5 AT PAGE 266, DURHAM COUNTY REGISTRY, WHICH DECLARATION, PLAT AND PLANS ARE INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, WHICH MAY BE AMENDED FROM TIME TO TIME, WHICH UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE FOREGOING UNITS TOGETHER COMPRISE A CONDOMINIUM UNIT.

submitted electronically by "Becker Law Offices, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

GRANTEE BY THE ACCEPTANCE OF THIS DEED ACKNOWLEDGES GRANTEE'S UNDERSTANDING THAT THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS REFERRED TO, AND UNDERSTANDS THAT GRANTEE AND GRANTEE'S SUCCESSORS AND/OR ASSIGNS WILL BE OBLIGATED TO BECOME AND REMAIN A MEMBER OF THE CONDOMINIUM ASSOCIATION, A NON-PROFIT CORPORATION AND WILL BE OBLIGATED TO PAY SUCH DUES AND ASSESSMENTS AS MAY BE IMPOSED BY SAID ASSOCIATION PURSUANT TO THE TERMS OF THE DECLARATION OF CONDOMINIUM.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3121, Page 589, DURHAM County Registry.

A map showing the above described property is recorded in Plat Book CD 5, Page 266, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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:

RESTRICTIONS AND EASEMENTS 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 officer(s), the day and year first above written.

TRG CAPITAL, LLC _____ (SEAL)

By: Frank B. Ascott _____ (SEAL)
FRANK B. ASCOTT, MEMBER/MANAGER
OF TRG CAPITAL, LLC
MEMBER MANAGER OF TRG
Title: CAPITAL, LLC

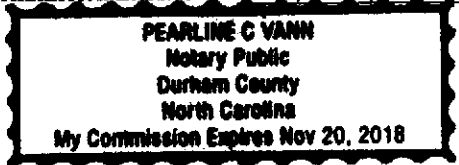
By: _____ (SEAL)
Title: _____

_____ (SEAL)

NORTH CAROLINA Durham COUNTY

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: FRANK B. ASCOTT, MEMBER/MANAGER OF TRG CAPITAL, LLC. Witness my hand and official stamp or seal, this the _____ day of October, 2016

My Commission Expires: 11/20/2018



Pearlina C Vann
Notary Public
Print Notary Name: Pearlina C Vann

NORTH CAROLINA _____ COUNTY

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: _____, _____ . Witness my hand and official
stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____