

REGISTER OF DEEDS  
 Sharon A. Davis  
 Durham County, NC  
 2020 Nov 04 11:08:50 AM  
 BK:9123 PG:535-537  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2020047996  
 EXCISE TAX: \$660.00  
 DPRUETTE



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$660.00**

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

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC, P.O. Box 3358, Durham, NC 27702  
 Brief description for the Index: \_\_\_\_\_

THIS DEED made this 27th day of October, 2020, by and between

GRANTOR	GRANTEE
P-S ASSOCIATES, LLC	PATWELL HOLDINGS, LLC 3805 University Drive, STE A Durham, NC 27707

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

**SÉE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1941 page 841.  
 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 114 page 156.

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:

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

P-S ASSOCIATES, LLC (SEAL)  
 (Entity Name)  
 By: [Signature] Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: Robert M. Sprouse (SEAL)  
Member/Manager Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ - personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed.  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_

(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
 \_\_\_\_\_ - personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed.  
 Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_

(Affix Seal)

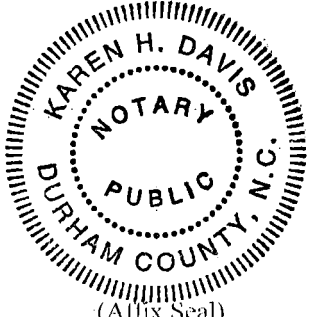
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

State of North Carolina - County or City of Durham  
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Robert M. Sprouse - personally appeared before me this day and  
 acknowledged that he is the member/manager of P-S Associates, LLC  
 a North Carolina or \_\_\_\_\_ ~~corporation~~ limited liability company/genera  
~~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 28th day of October, 2020  
 My Commission Expires: 7-2-2022

(Affix Seal)

[Signature]  
Karen H. Davis Notary Public  
Notary's Printed or Typed Name



**LEGAL DESCRIPTION ANNEX**

**3805 University Drive, Suite A**  
**Durham County Tax Parcel 121855**  
**Durham County GIS PIN No. 0810-10-46-3569.001**

BEING all of Condominium Office Unit A of 3805 UNIVERSITY DRIVE OFFICE CONDOMINIUMS, according to a Declaration of Condominium filed for record in Book 1380 at page 340, and amended by instrument recorded in Book 5446 at page 504, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common areas of said condominium. The foregoing condominium unit is more particularly shown on the Plat and Plans recorded in Plat Book 114 at page 156 and in Condominium File 4 at pages 81, 82, 83 and 84, Durham County Registry, and the said Declaration, amendments thereto, Plat and Plans are hereby incorporated by reference.

**3805 University Drive, Basement Unit 3**  
**Durham County Tax Parcel 214588**  
**Durham County GIS PIN No. 0810-10-46-3569.008**

BEING all of Condominium Basement Unit 3 of 3805 UNIVERSITY DRIVE OFFICE CONDOMINIUMS, according to a Declaration of Condominium filed for record in Book 1380 at page 340, and amended by instrument recorded in Book 5446 at page 504, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common areas of said condominium. The foregoing condominium unit is more particularly shown on the Plat and Plans recorded in Plat Book 114 at page 156 and in Condominium File 4 at pages 81, 82, 83 and 84, Durham County Registry, and the said Declaration, amendments thereto, Plat and Plans are hereby incorporated by reference.

**3805 University Drive, Basement Unit 5**  
**Durham County Tax Parcel 214594**  
**Durham County GIS PIN No. 0810-10-46-3569.010**

BEING all of Condominium Basement Unit 5 of 3805 UNIVERSITY DRIVE OFFICE CONDOMINIUMS, according to a Declaration of Condominium filed for record in Book 1380 at page 340, and amended by instrument recorded in Book 5446 at page 504, Durham County Registry, together with all of the appurtenances thereto, including the specified undivided interest in and to the common areas of said condominium. The foregoing condominium unit is more particularly shown on the Plat and Plans recorded in Plat Book 114 at page 156 and in Condominium File 4 at pages 81, 82, 83 and 84, Durham County Registry, and the said Declaration, amendments thereto, Plat and Plans are hereby incorporated by reference.