

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Sep 27 02:47 PM NC Rev Stamp: \$ 2000.00
Book: 8277 Page: 770 Fee: \$ 26.00
Instrument Number: 2017034115
DEED

Excise Tax \$2,000.00

Prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this day 27th day of September, 2017, by and between:

GRANTOR: NORMAL PROPERTIES, LLC, a North Carolina limited liability company
Address: 1006 Gloria Ave.
Durham, NC 27701

GRANTEE: 741 Acquisitions, L.L.C., a North Carolina limited liability company
Address: 636 Rock Creek Road
Chapel Hill, NC 27514

(The designation of Grantor and Grantee 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.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

BEING all of Unit 2 of Three Streets Condominium as described in Declaration of Three Streets Condominium recorded in Book 7750, Page 283, Durham County Registry (the "Declaration") and the related plat and plans recorded in Condominium Book 12, Pages 249 through 252, inclusive, Durham County Registry, together with an undivided interest in the common elements and limited common elements as set forth in the Declaration.

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions:


KC: 364063.2 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.

ad valorem taxes and assessments for 2018 and subsequent years; zoning ordinance affecting the Property; easements of record; matters shown on recorded plats; the Declaration and the plat and plans recorded in Condominium Book 12, Pages 249 through 252, inclusive, Durham County Registry.

All or a portion of the Property does not include the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Grantor:

Normal Properties, LLC
 (Seal)
Paul J. Stinson, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

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: Paul J. Stinson.

Date: 9-26-17


Notary Public

Print Name: Kaitlyn Velasquez

My commission expires: 12-6-21

[Official Seal]

