

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 DEC 22 04:30:41 PM  
BK:8094 PG:840-841  
DEED  
FEE:\$26.00  
EXCISE TAX:\$639.00  
INSTRUMENT # 2016045127  
TREFEARN



2016045127

## NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Berman & Associates, Attorneys

Return to Grantee

Excise tax: \$639.00

Grantor's mailing address: 1010 Gloria Avenue, Durham, NC 27701

Grantee's mailing address: 345 West Main Street, Durham, NC 27701

The property described herein is not the Grantor's primary residence.

**THIS DEED**, dated November 23, 2016, is from Normal Properties, LLC, a North Carolina limited liability company, herein called the Grantor, to Welcome Back, Inc., a North Carolina corporation, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

BEING all of Unit 3 of Three Streets Condominium, as described in the Declaration of Three Streets Condominium recorded in Real Estate Book 7750, page 283, Durham County Registry, together with the interests and rights conferred on the owner of said unit by said Declaration.

(See deed recorded in Real Estate Book 4200, page 726, Durham County Registry.)

TO HAVE AND TO HOLD the aforesaid property and all privileges, improvements and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

NORMAL PROPERTIES, LLC, by:

[Signature] (SEAL)  
Manager and Member

State of Georgia, County of Clarke

I, Juleigh Fouche, a notary public of the aforesaid state and county, certify that MATTHEW HERIC personally came before me this day and acknowledged that he is a MEMBER/MANAGER of Normal Properties, LLC, a North Carolina limited liability company, and that, by authority duly given and as an act of said limited liability company, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 15<sup>th</sup> day of November 2016.

[Signature]  
Notary Public

My commission expires:

**JULEIGH FOUCHE**  
NOTARY PUBLIC  
Madison County  
State of Georgia  
My Comm. Expires Feb. 17, 2020