

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 Sep 29 12:34 PM
BK:8279 PG:830-832
DEED
FEE: \$26.00
INSTRUMENT # 2017034510
EXCISE TAX: \$668.00
TREFEARN



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$668.00

Parcel Identifier No. 201536 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE, MAILING ADDRESS

This instrument was prepared by: H. EUGENE TATUM III

Brief description for the Index: _____

THIS DEED made this 29th day of September, 2017, by and between

GRANTOR

GRANTEE

MARUM BROOKS, LLC
3313 OLD CHAPEL HILL ROAD
DURHAM, NC 27707

WATSON REALTY, LLC
3612 SHANNON ROAD, SUITE 105
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 DURHAM, _____ Township, DURHAM County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4668 page 903.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book CD 7 page 220.

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 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 claiming by, under or through Grantor, other than the following exceptions:

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

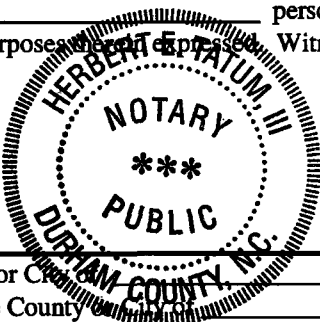
MARUMBROOKS, LLC (Entity Name) By: [Signature] Print/Type Name: _____ (SEAL)

Print/Type Name & Title: DAVID S. BROOKS, MEMB/ MANG Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ 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

State of _____ - County or City of _____ I, the undersigned Notary Public of the County or City of _____ 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

State of North Carolina - County or City of DURHAM I, the undersigned Notary Public of the County or City of DURHAM and State aforesaid, certify that DAVID S. BROOKS personally came before me this day and acknowledged that he is the MEMB/ MANG of MARUMBROOKS, LLC, a North Carolina or _____ corporation/limited liability company/general 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 29th day of September, 2017.

My Commission Expires: September 24, 2022 (Affix Seal) [Signature] HERBERT E. TATUM III Notary Public Notary's Printed or Typed Name

ATTACHMENT

BEING ALL OF UNIT 105 IN THAT BUILDING NAMED SHANNON SUMMIT II, SHANNON SUMMIT CONDOMINIUM, WITH A PHYSICAL ADDRESS OF 3612 SHANNON ROAD, DURHAM COUNTY, AS SHOWN ON "FINAL PLAT: SHANNON SUMMIT II, A CONDOMINIUM FOR THE HAYWOOD COMPANY OF TRIANGLE, INC." RECORDED IN CONDOMINIUM BOOK 7, PAGE 220 AS WELL AS ON FLOOR PLANS AND BUILDING PLANS RECORDED IN CONDOMINIUM BOOK 7, PAGES 223 THROUGH 234 INCLUSIVE, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME, TOGETHER WITH AN UNDIVIDED 14.17 PERCENTAGE SHARE OF THE COMMON ELEMENTS OF SAID CONDOMINIUM AS MORE PARTICULARLY SET FORTH IN EXHIBIT B TO THE "FIRST AMENDMENT TO DECLARATION OF SHANNON SUMMIT, A CONDOMINIUM" RECORDED IN DEED BOOK 4592, PAGE 934, DURHAM COUNTY REGISTRY, WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. SEE ALSO ALL OF TRACT I AS SHOWN ON FINAL RECOMBINATION PLAT FOR THE HAYWOOD PROPERTIES OF THE TRIANGLE, INC. RECORDED IN PLAT BOOK 162, AT PAGE 15, DURHAM COUNTY REGISTRY.

PARCEL ID 201536

2017389 WATSON

3612 SHANNON ROAD, SUITE 105, DURHAM, NC 27707