

Submitted electronically by StephensonLaw, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

SPECIAL WARRANTY DEED

Excise Tax: \$3,860.00

Real Estate ID No. 0051663 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Creech, Dunn & Perry, P.A., 3130 Fairhill Dr, Ste 108, Raleigh, NC 27612

Brief description for the Index: New Lot 7 BM2017-1970-71, Cary Township, Wake County, North Carolina

THIS DEED, made this the 19th day of November, 2019, by and between

GRANTOR: Elizabeth C. Nowell Family Limited Partnership, a North Carolina limited partnership, whose mailing address is 311 Marlowe Road, Raleigh, NC 27609 (herein referred to as **Grantor**); and

GRANTEE: Normandy Street Partners, LLC, a North Carolina limited liability company, whose mailing address is 111 Preston Grande Way, Morrisville, NC 27560 (herein referred to as **Grantee**).

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple the following described property located in Cary Township, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 8219, Page 2781, and Book 17593, Page 826, Wake County Registry. A map showing the Property is recorded in Book of Maps 2017, Pages 1970-1971, Wake County Registry. All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the following Exceptions and Reservations:

SEE EXHIBIT B ATTACHED HERETO.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except with regard to the Exceptions and Reservations on Exhibit B.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and