

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2021 Apr 28 10:27 AM
Book: 9312 Page: 943
 NC Rev Stamp: \$ 360.00 Fee: \$ 26.00
 Instrument Number: 2021021422
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier 203893. Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC)

Brief description for the Index: 3620 Shannon Road, Ste 102, Shannon Summit I

THIS DEED made effective as of the 26 day of April, 2021, by and between

GRANTOR	GRANTEE
29 Broadway, LLC, a North Carolina limited liability company	Normal Properties, LLC, a North Carolina limited liability company
3620 Shannon Rd, Ste 200 Durham, NC 27707	387 Hill St Athens, GA 30601

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 Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5046, page 58.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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.

A map showing the above described property is recorded in Condominium Book 8, page 76.

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 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 whomsoever claiming by, under or through Grantor, except for the following exceptions:

Ad valorem taxes for 2021 and subsequent years; zoning ordinances; matters that would be revealed by a current and accurate survey; and covenants, easements, restrictions and rights of way of record.

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

29 BROADWAY, LLC,
a North Carolina limited liability company

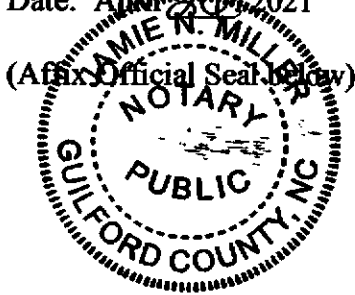
Philip W. Hutchings III (SEAL)
By: Philip W. Hutchings, III, Manager
P.W.D.

State of North Carolina County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Philip W. Hutchings, III

Date: April 26, 2021 Philip

(Affix Official Seal below)



Jamie N. Miller
Official Signature of Notary Public
Notary Public

Print Name: Jamie N Miller

My commission expires: 9/12/2025

EXHIBIT A

BEING all of Unit 102 in the building commonly known as Shannon Summit I of Shannon Summit Condominium, as described in the Declaration of Shannon Summit, a Condominium, recorded in Book 3960, Page 343, as amended by that First Amendment recorded in Book 4592, Page 934, that Second Amendment recorded in Book 4894 Page 966, that Third Amendment recorded in Book 5425, Page 402, that Fourth Amendment recorded in Book 7932, Page 480, that Fifth Amendment recorded in Book 8555, Page 15, and that corrected Fifth Amendment 8583, Page 950, all of the Durham County Registry (collectively, the "Declaration"), and as shown on the associated plats and plans recorded in Condominium Plat Book 5, Pages 332 – 340, Condominium Plat Book 7, Pages 220 – 232, Condominium Plat Book 8, Page 76, Condominium Plat Book 8, Pages 379 – 397, Condominium Plat Book 9, Pages 1 – 3, Condominium Plat Book 13, Pages 84 – 86, all of the Durham County Registry, together with the appurtenant interest in the common elements as set forth in the Declaration.

Commonly known as: 3620 Shannon Rd, Ste 102 (REID: 203893)