

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Apr 28 10:27 AM**  
**Book: 9312 Page: 946**  
 NC Rev Stamp: \$ 654.00 Fee: \$ 26.00  
 Instrument Number: 2021021423  
 DEED

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$654.00

Parcel Identifier 201537 & 201538. 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: 3612 Shannon Road, Ste 101 and 103, Shannon Summit II

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

GRANTOR	GRANTEE
3612 Shannon LLC, a North Carolina limited liability company	Normal Properties, LLC, a North Carolina limited liability company
3612 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 6018, page 386.

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 7, page 229.

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.

3612 Shannon LLC,  
a North Carolina limited liability company

BY: 29 Broadway, LLC, its sole member and manager

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

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.

Philip

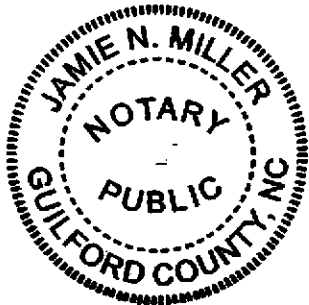
Date: April 26, 2021

(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 100 and Unit 103 in the building commonly known as Shannon Summit II 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: 3612 Shannon Rd, Ste 100 (REID: 201538)  
3612 Shannon Rd, Ste 103 (REID: 201537)