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WJ

1/2



Doc No: 30069823
Recorded: 03/31/2022 02:41:27 PM
Fee Amt: \$26.00 Page 1 of 5
Excise Tax: \$9,269.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK **6775** PG **1264 - 1268 (5)**

Gomez Alan Boston Jr

FOR MULTIPLE PIN SHEET
SEE BOOK 6775 PAGE 1259

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$9,269

Parcel Identifier No. (lots) 9824389806, 9824482873, 9824483814, 9824483980, 9824483993, 9824484905, 9824484918, 9824494032, 9824494055, 9824494068, 9824494171, (acreage & cos) 9824399496, (cos) 9824486989, 9824480857, 9824482981

By: _____

Mail/Box to: _____ Grantee (address below)

This instrument was prepared by: Jonathan S. Raymer, Esq., Law Firm Carolinas

Title Insurance Co.: Chicago Title Insurance Company

Brief description for the Index: Lots 1, 10-19, 24-74, 80-88, and Common Areas, Townes at Oakwood Square S/D

THIS DEED made this 22nd day of March 2022, by and between:

GRANTOR	GRANTEE
Tradition Homes, LLC a NC limited liability company	Grand Tradition, LLC a GA limited liability company
-and-	MAILING ADDRESS: 2301 AIRPORT THRUWAY, SUITE F-6 COLUMBUS, GA 31901
Tradition-Mebane, LLC a NC limited liability company	
MAILING ADDRESS: 7261 BURLINGTON ROAD WHITSETT, NC 27377	

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in the City of Mebane, Orange County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED FOR A MORE PARTICULAR DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6573, Page 264.

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

A map showing the above-described property is recorded in Plat Book 122, Pages 86 – 87 and Plat Book 124, Pages 147 – 148.

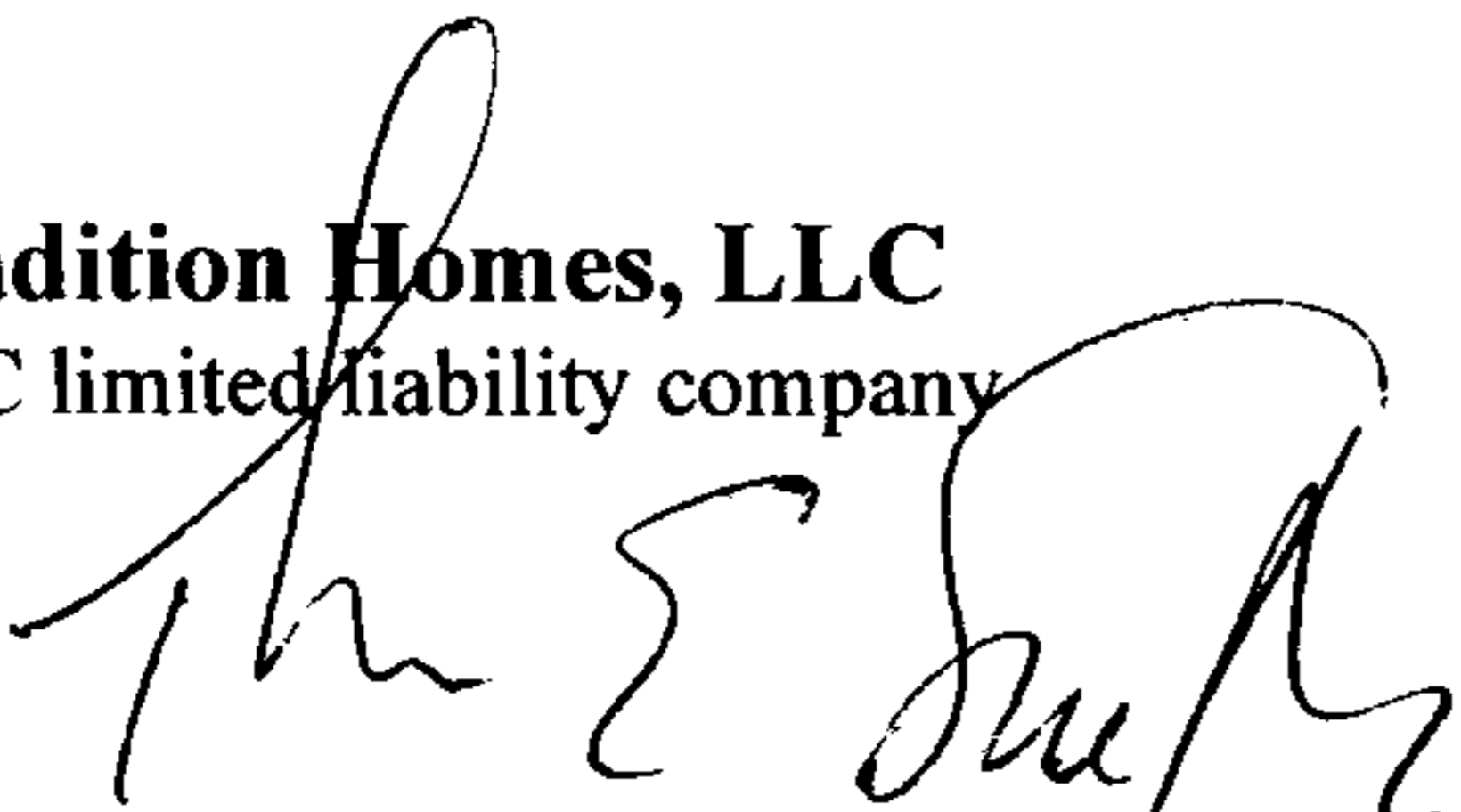
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AD VALOREM TAXES FOR THE CURRENT YEAR, AND ALL ITEMS NOTED ON THE ATTACHED EXHIBIT "B".

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

Tradition Homes, LLC
a NC limited liability company

By:  (SEAL)
Thomas E. Smith, Jr., Managing Member

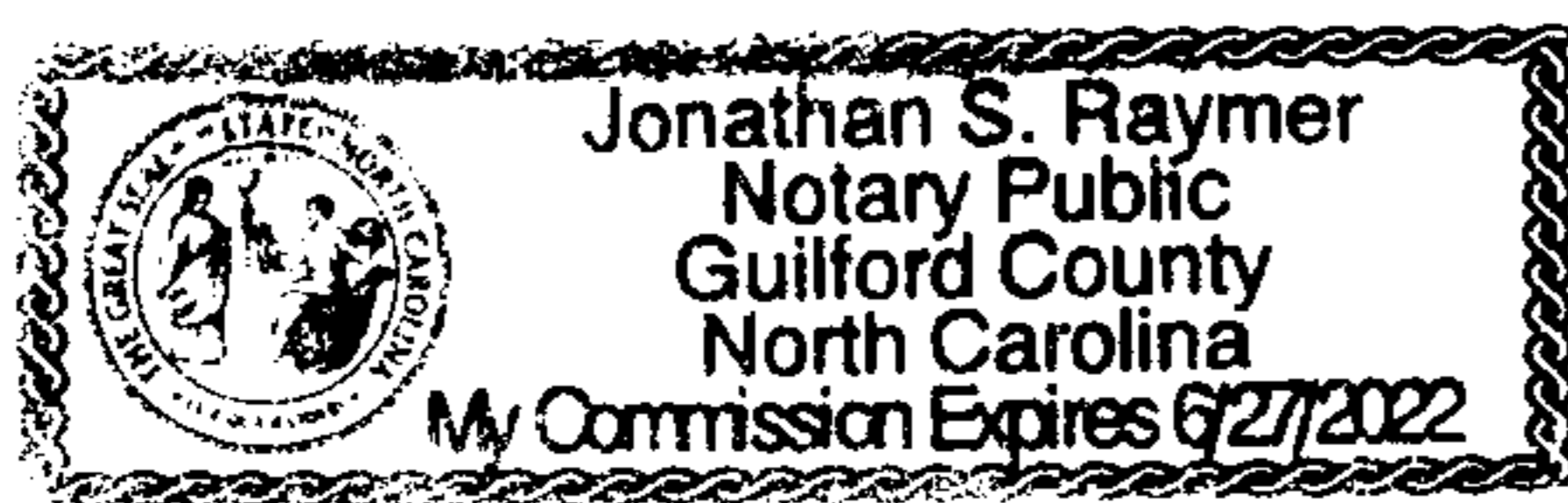
By:  (SEAL)
David W. Schenck, Managing Member

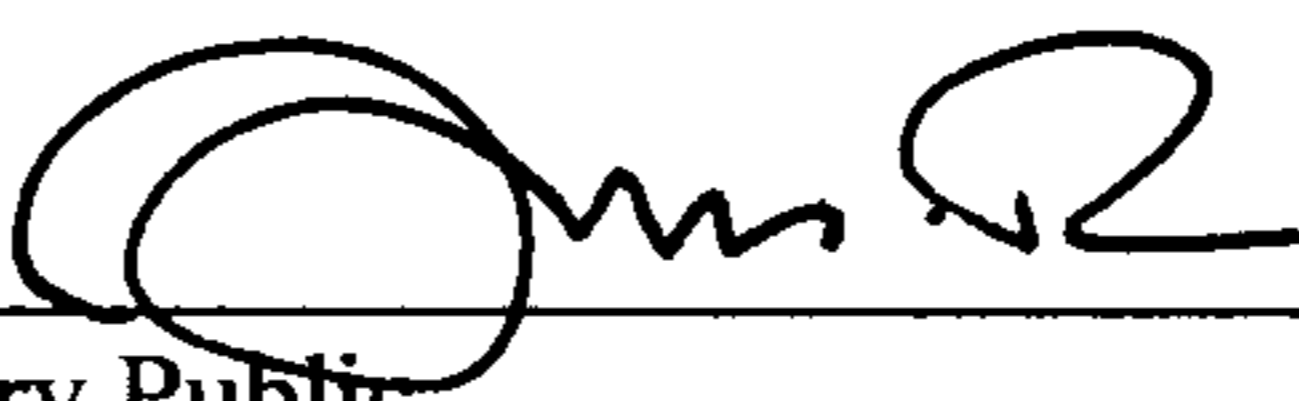
STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Thomas E. Smith, Jr. and David W. Schenck, Managing Members of Tradition Homes, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 31st day of March 2022.

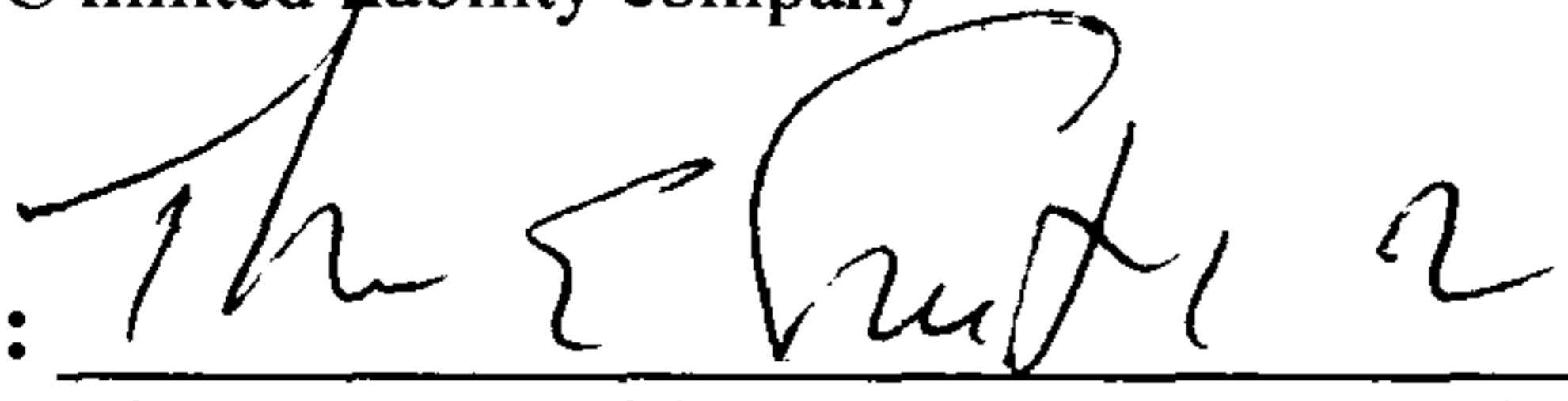
(NOTARY SEAL)




Notary Public
My Commission Expires: 06/27/2022

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

Tradition-Mebane, LLC
a NC limited liability company

By:  (SEAL)
Thomas E. Smith, Jr., Managing Member

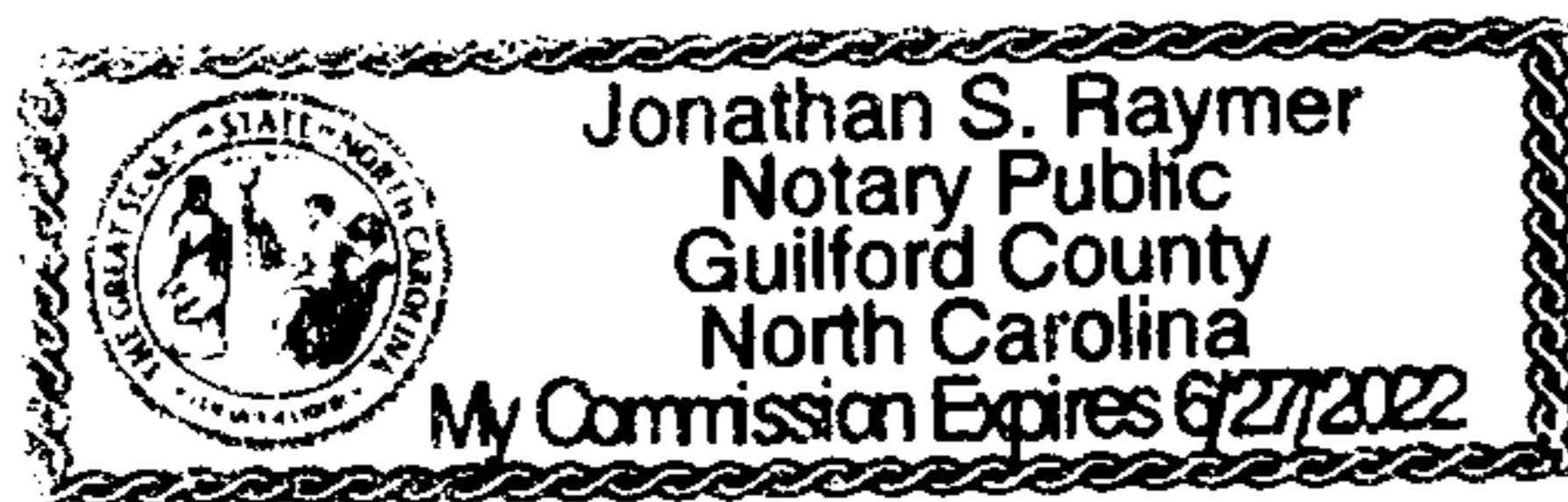
By:  (SEAL)
David W. Schenck, Managing Member


STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Thomas E. Smith, Jr. and David W. Schenck, Managing Members of Tradition-Mebane, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the execution of the foregoing instrument for the purposes stated therein.

Witness my hand and Notarial stamp or seal, this 31st day of March 2022.

(NOTARY SEAL)




Notary Public

My Commission Expires: 06/27/2022

EXHIBIT "A"
Legal Description

TRACT 1:

BEING ALL of Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, the Townes at Oakwood Square, as per plat thereof recorded in Plat Book 122, Pages 86 – 87, in the Office of the Register of Deeds of Orange County, North Carolina.

TOGETHER WITH all Common Elements, Private Recreation Areas, Retention Ponds, and all other tracts of land surrounding the numbered lots which appear on the plat for the Townes at Oakwood Square, as per plat thereof recorded in Plat Book 122, Pages 86 – 87, in the Office of the Register of Deeds of Orange County, North Carolina.

TRACT 2:

BEING ALL of Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 80, 81, 82, 83, 84, 85, 86, 87, and 88, the Townes at Oakwood Square, Phase 2, as per plat thereof recorded in Plat Book 124, Pages 147 – 148, in the Office of the Register of Deeds of Orange County, North Carolina.

TOGETHER WITH all Common Areas 1, 2, 3, and all other tracts of land surrounding the numbered lots which appear on the plat for the Townes at Oakwood Square, Phase 2, as per plat thereof recorded in Plat Book 124, Pages 147 – 148, in the Office of the Register of Deeds of Orange County, North Carolina.

EXHIBIT "B"

Exceptions

1. Deed of Trust, Security Agreement, Assignment of Leases & Fixture Filing by Tradition Homes, LLC in favor of Kirsten Foyles, Trustee for First Bank, Lender, securing \$4,000,000.00 as recorded on October 29, 2020 in Book 6687, Page 211, amended in Book 6738, Page 778 to add property, both in the Orange County Registry.