

FILED	Aug 01, 2018
AT	10:25:14 AM
BOOK	03797
START PAGE	0310
END PAGE	0312
INSTRUMENT #	12906
EXCISE TAX	\$610.00

This instrument prepared by: Hicks Wrenn, PLLC,
a licensed North Carolina attorney,
Delinquent taxes, if any, to be paid by the
closing attorney to the County Tax Collector
upon disbursement of closing proceeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 610.00

Recording Time, Book and Page

Tax Map No. .

Parcel Identifier No. 168642 and 168646

Mail after recording to: GRANTEE @ 107 NORTH SEVENTH STREET, MEBANE, NC 27302

This instrument was prepared by: Arges Law Firm, P.C. (James M. Arges/PK)

THIS DEED made this 30th day of JULY, 2018 by and between

GRANTOR

MEBANE FEED MILL, LLC

1016 LAKE MICHAEL WAY, MEBANE, NC 27302

GRANTEE

BRIGHT PENNY BREWING CO., LLC

13900 POSSUM TRACK ROAD, RALEIGH, NC 27614

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 or parcel of land and more particularly described as follows:

See Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3184, Page 743-745, Alamance County Registry.

submitted electronically by "Hicks Wrenn, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Alamance County Register of Deeds.

The above described property does not include the primary residence of the Grantor.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. 2018 and subsequent years taxes
- 2. Easements, rights of way and restrictions of record

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

MEBANE FEED MILL, LLC
(CORPORATE NAME)

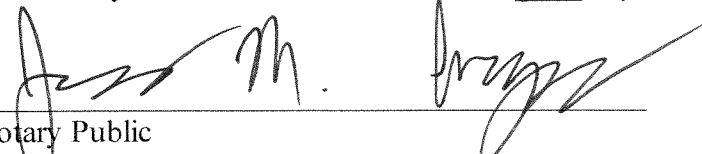
BY: 
GREGORY T. PAYNE, Manager

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, James M. Arges, a Notary Public for the County of DURHAM, State of NORTH CAROLINA, do hereby certify that GREGORY T. PAYNE personally came before me this day and acknowledged he is **Manager MEBANE FEED MILL, LLC, a North Carolina Limited Liability Company**, and that he as a **Manager** being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 30th day of JULY, 2018.


Notary Public

James M. Arges
Printed or Typed Name of Notary Public

My Commission Expires: 10/27/18

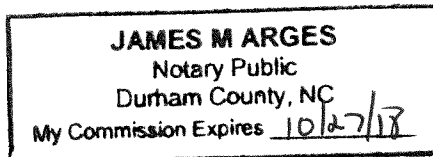


EXHIBIT A

FIRST TRACT

A CERTAIN TRACT OR PARCEL OF LAND IN MELVILLE TOWNSHIP, CITY OF MEBANE, ALAMANCE COUNTY, NORTH CAROLINA, LYING ON SEVENTH AND CLAY STREETS IN SAID CITY, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 1, 2, AND 3 OF THE MEBANE REAL ESTATE AND TRUST COMPANY LANDS PURCHASED OF THE T. S. THOMPSON HEIRS AND KNOWN AS THOMPSON HEIGHTS PROPERTY, BLUE PRINT OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ALAMANCE COUNTY, RECORDED IN PLAT BOOK 1, PAGE 56 TO WHICH REFERENCE IS HEREBY MADE AND ASKED TO BE MADE A PART HEREOF AS IF FULLY SET OUT HEREIN. SAID LOTS CONTAIN 18,750 SQUARE FEET, BEING THE SAME PROPERTY DESCRIBED IN DEED FROM ALLEN BROTHERS TO F. L. DUNCAN AND WIFE, NOV. 7, 1956, AND RECORDED IN DEED BOOK 245, PAGE 572.

SECOND TRACT

A PARCEL OF LAND IN THE CITY OF MEBANE, ALAMANCE COUNTY, N.C. AND BEING THAT PART OF CLAY STREET, ADJOINING LOTS NO. 3 AND 5 OF THE MEBANE REAL ESTATE AND TRUST COMPANY PROPERTY AS SHOWN BY PLAT DULY RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR ALAMANCE COUNTY IN BOOK OF PLATS NO. 1 AT PAGE 56, WHICH SAID LOT INTERSECTS WITH SEVENTH STREET. REFERENCE IS MADE TO THAT RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MEBANE WHICH WAS DULY PASSED ON JULY 16, 1953, UNDER AUTHORITY OF SECTION 153-9 (17) OF THE GENERAL STATUTES OF N.C., BEING THE SAME REAL PROPERTY DEEDED TO F. L. DUNCAN AND WIFE, BY R. T. DUNN AND WIFE, JULY 18, 1953, AND RECORDED IN DEED BOOK 218, PAGE 292.