

This instrument prepared by: Kennon Craver, 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.

3849
0916

FILED Feb 13, 2019
AT 10:47:40 AM
BOOK 03849
START PAGE 0916
END PAGE 0917
INSTRUMENT # 02160
EXCISE TAX \$1,800.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,800.00

Parcel Identifier No. 120362 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 5, Section 5, Air Park Corporate Center – Plat Book 42, Page 12

THIS DEED made this 13th day of February 2019, by and between

GRANTOR	GRANTEE
MJMT, LLC, a North Carolina limited liability company	Blue Empire, LLC a North Carolina limited liability company
ADDRESS: 1813 Frank Holt Drive Burlington, NC 27215	ADDRESS: 7120 Creek Wood Drive Chapel Hill, NC 27514

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 situated in Alamance County, North Carolina and more particularly described as follows:

BEING all of Lot Five (5), Section 5, Air Park Corporate Center Subdivision as recorded in Plat Book 42, Page 12, Alamance County Registry, consisting of 2.41 acres, more or less, as shown on said recorded plat to which reference is hereby made for a more particular description incorporated and made a part hereof by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3107, Page 18, Alamance County Registry.

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

A map showing the above described property is recorded in Plat Book 42, Page 12, Alamance County Registry.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Restrictions and easements of record.

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

MJMT, LLC (SEAL)

By: Mark DeWeese
Print/Type Name & Title: Mark DeWeese, MBR/MBR

State of North Carolina - County of Alamance
I, the undersigned Notary Public of the County of Alamance and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Mark DeWeese

Witness my hand and Notarial stamp or seal this 11th day of February, 2019.

My Commission Expires: 7-11-2023

(Affix Seal)

Lisa H Ebert
Lisa H Ebert Notary Public
Notary's Printed or Typed Name

