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BK 6769 PG 208 - 212 (5) DOC# 30067036
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Fee: \$26.00 Tax: \$4,700.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY KEMPA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,700.00
Parcel 1 PIN: 9834-98-7376
Parcel 2 PIN: 9834-97-7555
Parcel 3 PIN: 9844-07-3762 *rw*

Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

After recording return to: Grantee

This instrument was prepared by: W. Brinson Taylor of Manning, Fulton & Skinner, P.A.
[Without Title Examination]

Brief description for the Index: 200 and 0 Redman Crossing

THIS DEED is made as of the 15th day of February, 2022, by and between

GRANTOR	GRANTEE
REDMANRHINO, LLC a North Carolina limited liability company 3115 Buckingham Road Durham, NC 27707	CROWN/REDMAN CROSSING, LLC a North Carolina limited liability company 121 North Crutchfield Street Dobson, NC 27017

The property conveyed by this instrument does not include the primary residence of Grantor.

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of those certain lots, or parcels of land situated in the City of Mebane, Orange County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

This instrument prepared by: W. Brinson Taylor, 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.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 4286, Page 153 and Book 5789, Page 588, Orange County Registry.

A map showing the Property is recorded in Plat Book 93, page 41, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 claiming by, under, or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference.

[Signature and acknowledgement on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed the day and year first above written.

REDMANRHINO, LLC
a North Carolina limited liability company

By: [Signature]
Name: J.R. Cappelletti
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: J.R. CAPPELLETTI

Date: 2/15, 2022

Notary Public: [Signature]

Printed Name: JOSEPH H. NANNEY, JR

My Commission Expires 2-20-2025

JOSEPH H NANNEY JR
NOTARY PUBLIC
ORANGE COUNTY, NC
My Commission Expires 2-20-2025

Exhibit A

Lying in Cheeks Township, Orange County, North Carolina, and being more particularly described as follows:

Parcel 1:

BEING all of Lot 1, according to the plat recorded at Plat Book 93, Page 41, Orange County Registry, to which reference is made for a more particular description.

Site Address: 200 Redman Crossing, Mebane, NC 27302

Parcel: 9834-98-7376

Parcel 2:

BEING all of Lot 2, according to the plat recorded at Plat Book 93, Page 41, Orange County Registry, to which reference is made for a more particular description.

Site Address: 0 Redman Crossing, Mebane, NC 27302

Parcel: 9834-97-7555

Parcel 3:

BEING all of the real estate owned by the Grantor in Orange County and being that property identified by the Orange County Tax Office as parcel identification number 9844073762 and formerly owned by David B. Alderman. The conveyance closes a small sliver of land that should have been included in a previous deed. Also identified as "Estate of D.B. Alderman et ux DB 172 Pg 147" on Plat Book 93, Page 41, Orange County Registry.

Site Address: 0 Redman Crossing, Mebane, NC 27302

Parcel: 9844-07-3762

Exhibit B**Exceptions to Title**

1. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on plats recorded in Plat Book 9 at Page 20; Plat Book 14 at Pages 146-147; Plat Book 64 at Page 131 and Plat Book 93 at Page 41 including 30 foot Duke Power easement and overhead power lines located on the Land.
3. Easement(s) to Duke Power Company recorded in Book 236 at Page 395, Book 203 at Page 311, Book 217 at Page 194, Book 158 at Page 642, Book 158 at Page 47 and also shown on Plat Book 19 at Page 20.
4. Notice of Brownfields Property relating to soil and groundwater contamination affecting Lots 1 and 2 as recorded in Deed Book 3241 at Page 31.
5. Duke Power easements for thirty (30) foot right of way as recorded in Book 203 at Page 308 and Book 1711 at Page 517 and shown in Plat Book 14 at Pages 146 and 147.
6. Title to that portion of the Land lying within the bounds of the railroad right of way of Southern Railroad.
7. Title to that portion of the Land within the right-of-way of Redman Road (SR 1311).
8. Affidavit modifying Brownfields Agreement recorded in Book 4299 at Page 97.
9. Matters shown on recorded Plat Book 120 at Pages 184 through 193 including North Carolina Railroad Company Corridor Monumentation Project located on the Land.
10. Deed to Duke Power Company recorded in Book 203 at Page 308.
11. Right of Way Agreement to Duke Power Company recorded in Book 203 at Page 311.
12. Memorandum of Action to the State Highway Commission recorded in Book 212 at Page 5.
13. Right of Way Agreement to Duke Power Company recorded in Book 217 at Page 194.
14. Judgment to State Highway Commission recorded in Book 229 at Page 84.
15. Matters which would be revealed by a current and accurate survey of the Property.