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PREPARED BY: William D. Bernard, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

RETURN TO: Grantee @ 202 Hogan Woods Cir, Chapel Hill, NC 27514

REVENUE STAMPS: \$ 7562.00

PARCEL ID NO.: 9874-61-1021

## NORTH CAROLINA GENERAL WARRANTY DEED

This deed is made this 4<sup>th</sup> day of November, 2022, by and between:

GRANTOR: 224 MEADOWLANDS DRIVE, LLC, a North Carolina limited liability company formerly known as 410 Millstone Drive, LLC  
320 Executive Court, Hillsborough, NC 27278

GRANTEE: S AND C PROPERTIES AT HILLSBOROUGH, LLC, a North Carolina limited liability company  
202 Hogan Woods Circle, Chapel Hill, NC 27516

Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey and transfer unto Grantee, in fee simple, all of that certain real property and improvements located at 224 Meadowlands Drive, Hillsborough, Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

BEING all of Lot 1, consisting of 4.04 acres, more or less, as shown on that certain plat of survey recorded in Plat Book 88, Page 30 of the Orange County Registry, reference to which plat of survey is hereby made for a more particular description, together with all rights and appurtenances of Grantor pertaining thereto, including, without limitation but non-exclusively, any right, title or interest of Grantor in and to adjacent streets, alleys or rights-of-way.

The above-described real property was acquired by Grantor by deed recorded in Book 6409, Page 13, Orange County Registry.

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

TO HAVE AND TO HOLD the above-described real property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Submitted electronically by "Maitland Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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 to the property against the lawful claims of all others excluding the exceptions set forth below.

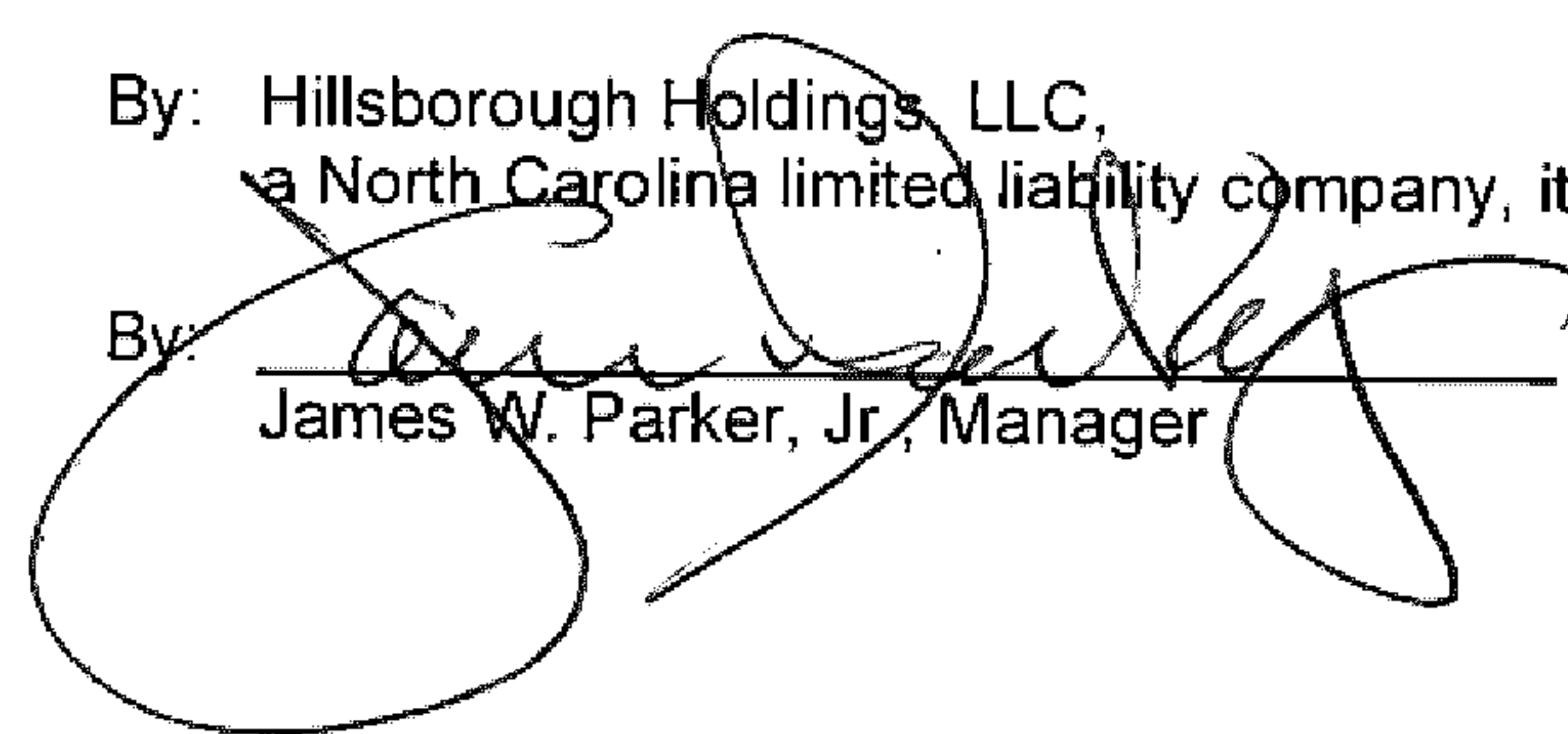
Title to the above-described property is subject to the following exceptions:

1. Matters shown on plat recorded in Plat Book 88, Page 309, Orange County Registry.
2. Easement to Duke Energy Carolinas, LLC recorded in Book 6617, Page 1581, Orange County Registry.
3. Stormwater Control Measure Easement and Maintenance Agreement with the Town of Hillsborough recorded in Book 6626, Page 2136, Orange County Registry.
4. Ad valorem taxes and assessments, if any, for 2022 and subsequent years

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized representative(s) as of the day and year first above written.

**224 MEADOWLANDS DRIVE, LLC,**  
a North Carolina limited liability company formerly known as 410 Millstone Drive, LLC

By: Hillsborough Holdings, LLC,  
a North Carolina limited liability company, its Manager


By:  (Seal)  
James W. Parker, Jr., Manager

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that James W. Parker, Jr. personally appeared before me this day and acknowledged that he is a Manager of Hillsborough Holdings, LLC, a North Carolina limited liability company; that Hillsborough Holdings, LLC is the Manager of 224 MEADOWLANDS DRIVE, LLC, a North Carolina limited liability company formerly known as 410 Millstone Drive, LLC; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Holdings, LLC in his capacity as a Manager thereof for the purposes therein stated.

Witness my hand and official stamp or seal, this the 4<sup>th</sup> day of Nov., 2022.

(Stamp-Seal)

  
Signature of Notary Public

Michele L. English  
Printed or Typed Name of Notary Public

My Commission Expires: 01-18-2026

