

42279
(PC)



Doc No: 30065333
Recorded: 01/19/2022 04:17:29 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$4,600.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6765 PG 300 - 303 (4)

Jerena P. Geil

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ **4,600.00**

Parcel Identifier No. 9893153155; 9893059587; 9893151728; 9893058277; 9893159855; 9893155609 Verified
by _____ County on the ____ day of _____, 20____ *pa*
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Benjamin H. Hervey, Hervey & Hervey, P.A. (without title examination)

Brief description for the Index: Orange MHP

THIS DEED made this 29th day of December 2021, by and between

GRANTOR	GRANTEE
T3T Orange, LLC, a North Carolina limited liability company 800 E. Canal Street Suite 1900 Richmond, VA 23219	Orange MHP Durham NC, LLC, a Delaware limited liability company 75 W. Towne Ridge Parkway Suite 201 Sandy, UT 84070

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 County of Orange, North Carolina and more particularly described as follows:

See Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6639, Page 1703.

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

First American Title Insurance
National Commercial Services
NCS - 1081526 -CO

Submitted electronically by "First American Title Insurance Company - NCS Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

T3T Orange, LLC, a North Carolina limited liability company

By: *[Signature]*
Samuel S. Taliaferro, III, Manager

State of Virginia
City of Richmond

I, the undersigned Notary Public of the ~~County~~ ^{City} Richmond and State aforesaid, certify that Samuel S. Taliaferro, III personally came before me this day and acknowledged that he is the Manager of T3T Orange, LLC, a North Carolina limited liability company and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 28th day of December 2021.

Maria B Clarke
Notary Public

(Affix Seal)



Maria B Clarke
Notary's Printed or Typed Name

My Commission Expires: May 31, 2025

Exhibit A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Orange, State of North Carolina, and is described as follows:

PARCEL 1 - PIN #9893-15-3155:

BEGINNING AT A CONCRETE MONUMENT ON THE NORTHWEST RIGHT OF WAY OF UNIVERSITY STATION ROAD, THE NORTHEAST CORNER OF WILLIE AND MARY E. WHITE; THENCE WITH WHITE NORTH 40° 35' 16" WEST 225.57 FEET TO AN IRON; THENCE WITH WHITE, CRUMP, LUNSFORD, AND CRUMP SOUTH 56° 06' 50" WEST 450.03 FEET TO AN IRON ON THE NORTHEAST SIDE OF A PUBLIC ROAD; THENCE WITH SAID PUBLIC ROAD NORTH 40° 49' 49" WEST 639.29 FEET TO AN IRON, CORNER WITH JAMES WOODS; THENCE WITH WOODS NORTH 49° 10' 11" EAST 200 FEET TO AN IRON, CORNER WITH TRACT NO. 3 ON PLAT HEREINAFTER REFERRED TO; THENCE WITH TRACT 3 NORTH 34° 51' 59" EAST 638.84 FEET TO AN IRON A NEW CORNER; THENCE SOUTH 42° 11' 17" EAST 431.01 FEET TO AN IRON;

THENCE SOUTH 30° 27' 40" EAST 466.22 FEET TO AN IRON; THENCE SOUTH 40° 35' 16" EAST 209.09 FEET TO AN IRON ON THE NORTHWEST SIDE OF UNIVERSITY STATION ROAD; THENCE WITH SAID ROAD SOUTH 53° 17' 12" WEST 299.45 FEET TO THE PLACE AND POINT OF BEGINNING, BEING TRACT NO. 4 CONTAINING 15.29 ACRES ACCORDING TO PLAT OF SURVEY ENTITLED "PROPERTY OF LOUISE WOODS ESTATE" SURVEYED MARCH, 1980, BY ALOIS CALLEMYN, LAND SURVEYOR.

AND

LOT 6A, CONTAINING 18,025 SQUARE FEET, AND LOT 5A, CONTAINING 2,854 SQUARE FEET AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 58, PAGE 150 OF THE ORANGE COUNTY REGISTRY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

THIS PARCEL IS A SINGLE PARCEL COMPRISED OF THE ABOVE LEGAL DESCRIPTIONS.

PARCEL 2 - PIN #9893-15-5609:

BEING ALL THAT CERTAIN TRACT OR PARCEL LOCATED IN ENO TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THAT PRIVATE ROAD BEING 60' AND THE 50' IN WIDTH KNOWN AS MYRTLEWOOD DRIVE AS IT LEADS FROM UNIVERSITY STATION ROAD (SR 1712) NORTHWEST, ALONG LOTS 1-6, TO AND INCLUDING ALL OF THE CUL-DE-SAC, AS SHOWN ON PLAT OF SURVEY ENTITLED "FINAL PLAT, SECTION TWO, ALEXANDER WOODS" AND RECORDED IN PLAT BOOK 39, PAGE 117, ORANGE COUNTY REGISTRY.

PARCEL 3 - PIN #9893-05-9587:

BEING ALL OF LOT 5R, CONTAINING 2.81 ACRES, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 58, PAGE 150 OF THE ORANGE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

PARCEL 4 - PIN# 9893-15-1728:

BEING ALL OF LOT 6R, CONTAINING 1.37 ACRES, AS PER PLAT OF SURVEY RECORDED IN PLAT BOOK 58, PAGE 150 OF THE ORANGE COUNTY REGISTRY.

PARCEL 5 - PIN #9893-05-8277:

BEGINNING AT A STAKE IN THE PROPERTY LINE ON THE NORTHERNMOST SIDE OF A PRIVATE DRIVE, SAID STAKE BEING NORTH 40° 45' WEST 914.6 FEET FROM THE CENTER LINE OF THE ROAD RUNNING BETWEEN US HIGHWAY 70 AND UNIVERSITY STATION, AND RUNNING THENCE NORTH 49° 15' EAST 200 FEET TO A STAKE, THENCE NORTH 40° 45' WEST 300 FEET TO A STAKE; THENCE SOUTH 49° 15' WEST 200 FEET TO A STAKE IN THE PROPERTY LINE ON THE NORTHERNMOST SIDE OF A PRIVATE DRIVE; THENCE ALONG AND WITH THE PROPERTY LINE ON THE NORTHERNMOST, THE POINT AND PLACE OF BEGINNING, AND CONTAINING 1.377 ACRES MORE OR LESS, THE PROPERTY OF LOUISE ROSE WOODS, ENO TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA AS PER PLAT AND SURVEY THEREOF BY ROBERT A. JONES, REGISTERED SURVEYOR, DATED

AUGUST 23, 1962, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ORANGE COUNTY IN PLAT BOOK 12, PAGE 10 TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

PARCEL 6 - PIN #9893-15-9855:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN ENO TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1 CONSISTING OF 2.65 ACRES AS SHOWN ON THE PLAT ENTITLED "SECTION TWO ALEXANDER WOODS", DRAWN 1984 AND RECORDED IN PLAT BOOK 39, PAGE 117 OF THE ORANGE COUNTY REGISTRY. THIS CONVEYANCE IS SUBJECT TO THE ROAD MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 476, PAGE 130 OF THE ORANGE COUNTY REGISTRY AND THE RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 476, PAGE 209, ORANGE COUNTY REGISTRY.