

As of the Date of this Certification, On the Real Property described in this Deed, there are No Delinquent Taxes Owed which are (1) ad valorem County Taxes, (2) ad valorem Municipal Taxes collected by Alamance County or (3) any other taxes collected by Alamance County.

Date: July 1, 2015  
Deputy/Tax Collector: Jessie M. Bunch

FILED Jul 01, 2015 11:44:53 am  
BOOK **03446** FILED  
PAGE **0844** THRU **0847** ALAMANCE COUNTY NC  
INST # 10735 HUGH WEBSTER  
EXCISE TAX \$3,000.00 REGISTER OF DEEDS

General Warranty Deed

*Excise Tax: \$3,000.00*

Mail after recording to: Carolina Hosiery Mills, Inc. c/o William W. Bunch, III, 4700 Homewood Court, Suite 265, Raleigh, NC 27609

*PARCEL ID 122077 + 121701*

This instrument was prepared by: David M. Rooks, Northen Blue, LLP (without title examination)

THIS DEED made this 17th day of November, 2014 by and between

**GRANTOR**

Burlington Property, LLC, a Nevada limited liability company  
812 Kenmore Rd.  
Chapel Hill, NC 27514

**GRANTEE**

Carolina Hosiery Mills, Inc.  
P.O. Box 850  
Burlington, NC 27216

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 attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1356, Page 0216, Alamance County Registry.

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:

**See Exhibit B attached hereto and incorporated herein by reference.**

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

Burlington Property, LLC

By: Britt Management, Inc., Manager

By: Peggy G. Britt  
Peggy G. Britt, President

STATE OF FLORIDA, ST. JOHNS COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document in the capacity indicated: Peggy G. Britt, President, Britt Management, Inc., Manager, Burlington Property, Inc.

Witness my hand and official stamp or seal, this the 17<sup>th</sup> day of November, 2014.

My Commission Expires: \_\_\_\_\_

Nancy L. Buchanan  
Notary Public

Print Notary Name: \_\_\_\_\_

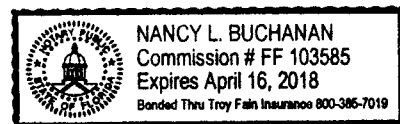


EXHIBIT A

**TRACT I:** Beginning at an iron pin at the southwest corner of the intersection of Tucker Street Extension and Hahn Road thence along the western line of Tucker Street Extension South 41 degs. 44' 5" West 142.98 feet to an iron pin; thence continuing with the western line of Tucker Street Extension South 42 degs. 38' 52" West 537.03 feet to an iron pin a corner with the property of Lessona Corporation; thence with the northern line of Lessona Corporation North 64 degs. 8' 00" West 418.51 feet to a rock in the southeast corner of Lot 1 of the property of A.A. Hahn as shown in Plat Book 30, Page 78 Alamance County Registry, thence along the eastern line of the Hahn property North 43 degs. 58' 15" East 580.25 feet to an iron pin, a corner with Lot 1 of the property of A.A. Hahn; thence along the northern line of the property of A.A. Hahn North 40 degs. 7' 23" West 111.94 feet to a concrete monument a corner of Lot 11, A.A. Hahn Subdivision according to Plat Book 10, Page 9, Alamance County Registry, thence with the eastern line of Lot 11, A.A. Hahn Subdivision North 49 degs. 59' 24" East 199.73 feet to a concrete monument in the southern line of Hahn Road, thence along the southern line of Hahn Road South 40 degs. 10' 44" East 90.8 feet to an iron pin; thence continuing with the southern line of Hahn Road South 50 degs. 20' 52" East 380.91 feet to an iron pin the point and place of Beginning and being 7.015 acres more or less according to the survey entitled "American Multimedia Corporation, Bill Britt and wife, Peggy G. Britt Limited Partnership" prepared by Boswell Surveyors, Inc. August 19, 1991 and updated May 28, 1992 which reference is made for a more particular description.

**TRACT II:** All of that certain tract or parcel of land located in Alamance County, in Burlington Township, North Carolina, adjoining Trail Two, Lots 10, 11, 12, 13, 14 and 15 of the A.A. Hahn Subdivision as shown in Plat Book 10, Page 9, Bill Britt, Lessona Corporation, Rena B. Murrie and other lands of A.A. Hahn and bounded and described as follows:

BEGINNING at an iron stake located in the south margin of Trail Two, a corner with Lot No. 15 of the A.A. Hahn Subdivision; running thence with Lot No. 15, S. 49 degrees 55' W. 200.00 feet to an iron stake, a corner with Lot No. 15; running thence again with the lines of Lot Nos. 15, 14, 13 and 12 S. 40 degrees 05' 54" E. 399.83 feet to an iron stake, a corner with Lot No. 12; running thence with the line of Lot No. 12 N. 49 degrees 54' E. 199.97 feet to an iron stake, a corner with Lot No. 12 in the South margin of Trail Two; running thence with the south margin of Trail Two S. 40 degrees 06' E. 59.52 feet to a concrete monument, a corner with Lot No. 11; running thence with the line of Lot No. 11 S. 49 degrees 54' W. 199.97 feet to a concrete monument, a corner with Lot No. 11; running thence with the line of Lot Nos. 11 and 10 S. 40 degrees 05' 54" E. 212.22 feet to an iron stake, a corner with Lot No. 10 in the line of Bill Britt; running thence with the line of said Britt, S. 43 degrees 57' 38" W. 579.95 feet to a rock, a corner with Bill Britt in the line of Lessona Corporation; running thence with the line of said corporation N. 41 degrees 14' 36" W. 764.31 feet to a rock, a corner with Lessona Corporation and Rena B. Murrie; running thence with the line of said Murrie N. 40 degrees 41' 42" W. 27.69 feet to an iron stake in the line of Rena B. Murrie and a corner with other lands of A.A. Hahn; running thence with the line of A.A. Hahn N. 49 degrees 55' E. 792.44 feet to an iron stake in the southern margin of Trail Two, a corner with A.A. Hahn; running thence with the southern margin of Trail Two S. 40 degrees 06' E. 60 feet to the point of BEGINNING, CONTAINING 10.780 ACRES, more or less, as shown by survey made by Wayne B. Perry, Registered Land Surveyor, March 9, 1985. See Plat Book 30, Page 78.

The above described property is conveyed subject to all easements, rights of way and restrictive covenants of record, if any, in the office of the Register of Deeds for Alamance County.

This is the same property conveyed to A.H. Patterson, Sr. from A.A. Hahn and wife, Alda P. Hahn, by deed dated 4-9-85 and recorded in the Alamance County Registry in Book 499, at Page 111.

Exhibit B

to

Deed from Burlington Property, LLC to Alamance Industrial Park, Inc.

1. Easement(s) to Duke Power Company recorded in Book 305, Page 283 and Book 380, Page 353, Alamance County Registry.
2. Right of way to Southern Bell Telephone and Telegraph Co.
3. Right-of-way to the State Highway Commission, recorded in Book 316, Page 295, Alamance County Registry.
4. Consent judgment granting right of way to the State Highway Commission recorded in Book 242, Page 226 and Book 356, Page 55, Alamance County Registry.
5. Matters that are shown by survey dated August 19, 1991 and last revised May 28, 1992, by Robert E. Boswell, Registered Land Surveyor including:
  - a) one hundred (100) foot wide right of way for underground telephone lines crossing southwest side of subject property;
  - b) sixty-eight (68) foot wide Duke Power Company right of way crossing southwest side of subject property and
  - c) storm sewer lines crossing subject property.
6. Building restriction line(s), easement(s) and other matters as shown on plat recorded in Book 30, Page 78, Alamance County Registry.
7. Sewer easement taken by the City of Burlington as described in the Final Judgment recorded at Book 1013, Page 808, with associated memorandum of action recorded in Book 982, Page 981 Alamance County Registry.
8. Unrecorded lease with Alamance Foods, Inc. for a portion of the parking lot on the Property terminable upon 60 days' notice.