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Doc No: 30090210
Recorded: 06/28/2023 04:21:20 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$4,300.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6819 PG 2372 - 2374 (3)

Wallace P Yellow

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$4300.00
(without benefit of title examination)
Return to: Grantee PIN: 9873-18-4104 *JPL*

THIS DEED made this 28th day of June, 2023 by and between

GRANTOR
310 Millstone LLC
a North Carolina Limited Liability Company
1580 W Tufts Court, Hernando, FL34442

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE
Millstone Suites, LLC
a North Carolina Limited Liability Company
310 Millstone Drive, Suite 1, Hillsborough, NC 27278-8777

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

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**BEING all of Lot #20S and containing 3.42 acres more or less as per plat recorded in Plat Book 78, Page 40, of the Orange County Registry to which reference is made for a more particular description of same.
PIN: 9873-18-4104**

All or a portion of the property hereinabove was acquired by Grantor by instrument recorded in Book 6406, Page 462, Orange 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 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 following exceptions:
Subject to 2023 Ad volorem taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

[SIGNATURE AND NOTARY PAGE(S) TO FOLLOW]

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310 Millstone LLC
a North Carolina Limited Liability Company

By: *George A. Parker* (SEAL)
George A. Parker, Sole Member and Sole Manager

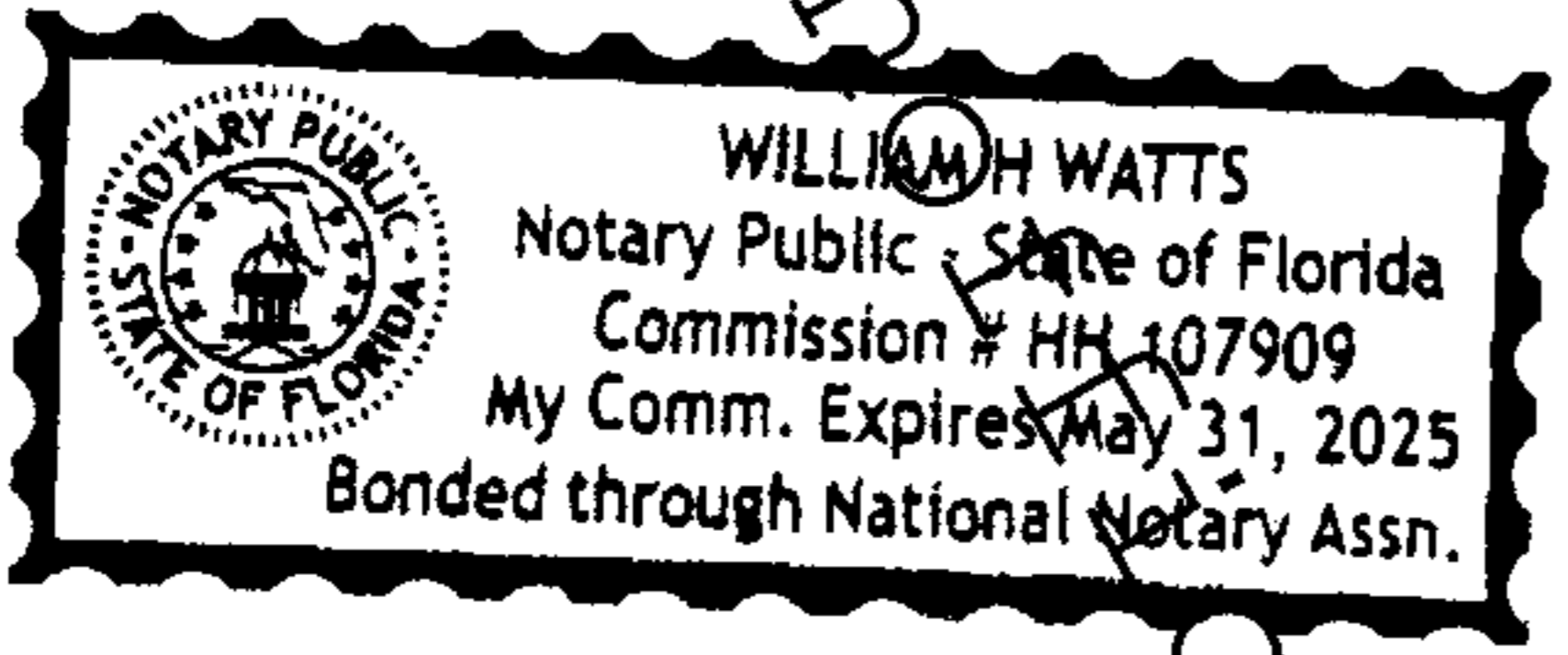
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STATE OF FLORIDA

COUNTY OF *Citrus*

I, *William H Watts*, Notary Public for the County of *Citrus*, State of Florida, 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: George A. Parker, Sole Member and Sole Manager of 310 Millstone LLC, a North Carolina limited liability company, Grantor.

Witness my hand and official stamp or seal, this the *22* day of June, 2023.
William H Watts
Notary Public
My Commission Expires: *5/31/25*



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