

10/29/23

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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$710.00

Parcel Identifier: 9873-17-6344 & 9873-17-5259 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee, 206 Grand Oak Drive, Hillsborough, NC 27278

This instrument was prepared by: Bagwell Holt Smith, PA

THIS DEED made effective as of the 25th day of October, 2023, by and between

GRANTOR

GRANTEE

310 MILLSTONE, LLC  
A North Carolina Limited Liability Company

HS DEVELOPMENT HOLDINGS, LLC  
A North Carolina Limited Liability Company

310 Millstone Drive  
Hillsborough NC 27278

Property Address: 312 & 314 Millstone Drive  
Hillsborough NC 27278

Mailing Address: 206 Grand Oak Road  
Hillsborough NC 27278

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6747, page 898.

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

A map showing the above-described property is recorded in Plat Book 78, page 64.

NC Bar Association Form No. 3 © Revised 7/2013  
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3  
North Carolina Association of Realtors, Inc. – Standard Form 3

Submitted electronically by "Bagwell Holt Smith PA-CC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

310 MILLSTONE, LLC  
A North Carolina limited liability company

By: *George A. Parker*  
**George Allen Parker, Manager**

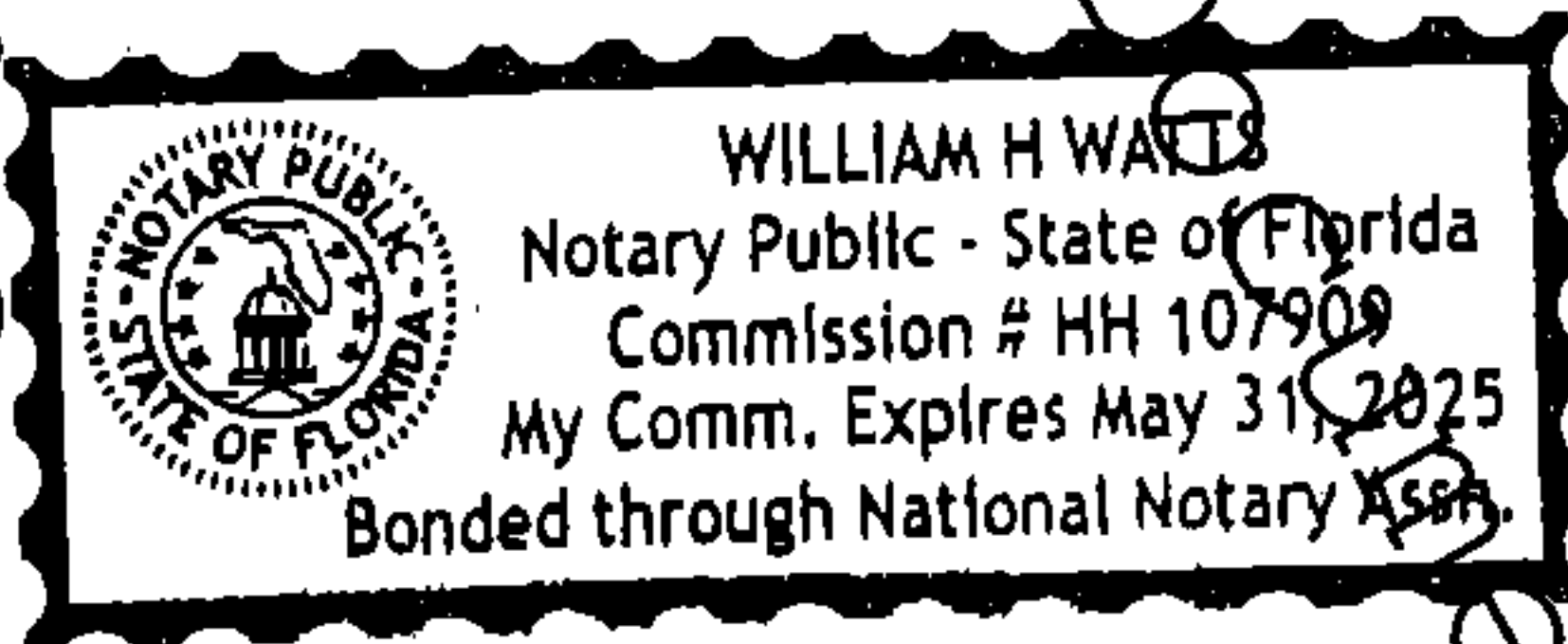
By: \_\_\_\_\_  
**Lydia Catherine Parker, Manager**

STATE OF Florida  
COUNTY OF Alachua

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **George Allen Parker, Manager**

Date: 25 Oct, 2023

(Affix Official Seal below)



*William H. Warts*  
Official Signature of Notary Public

Print Name: William H Warts

My commission expires: 5/31/25

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **Lydia Catherine Parker, Manager**

Date: \_\_\_\_\_, 2023

(Affix Official Seal below)

\_\_\_\_\_  
Official Signature of Notary Public

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

My commission expires: \_\_\_\_\_

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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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

310 MILLSTONE, LLC  
A North Carolina limited liability company

By: \_\_\_\_\_  
**George Allen Parker, Manager**

By: \_\_\_\_\_  
**Lydia Catherine Parker, Manager**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **George Allen Parker, Manager**

Date: \_\_\_\_\_, 2023

(Affix Official Seal below)

\_\_\_\_\_  
Official Signature of Notary Public

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

My commission expires: \_\_\_\_\_

STATE OF Colorado

COUNTY OF Denver

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **Lydia Catherine Parker, Manager**

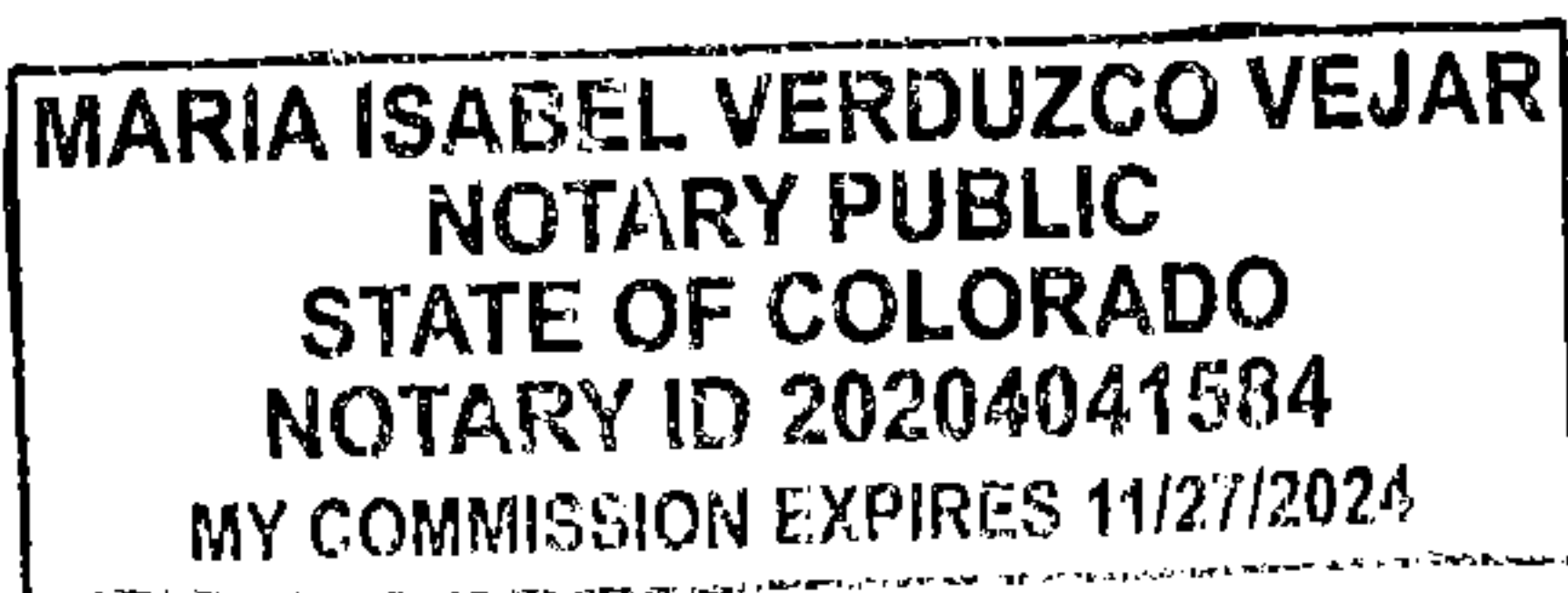
Date: Oct. 25, 2023

(Affix Official Seal below)

[Signature]  
Official Signature of Notary Public

Print Name: Maria Isabel Verduzco Vejar

My commission expires: 11/27/2024



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**Exhibit A**

**Tract One:**

Being all of Lot #18R containing 1.64 acres more or less as per plat recorded in Plat Book 78, Page 64 and Plat Book 98, Pages 173-178 of the Orange County Registry to which plat reference is hereby made or a more particular description of same.

**Tract Two:**

Being all of Lot #19R containing 1.70 acres more or less as per plat recorded in Plat Book 78, Page 64 and Plat Book 98, Pages 173-178 of the Orange County Registry to which plat reference is hereby made or a more particular description of same.

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EXHIBIT B

RESOLUTION OF THE MEMBERS OF 310 MILLSTONE, LLC

The undersigned, being the Members and Managers of 310 MILLSTONE, LLC (the "LLC"), do hereby certify and confirm that:

1. Sarah Anne Parker, Lydia Catherine Parker and George A. Parker are the sole Members and Managers of the LLC.
2. **George A. Parker and Lydia Catherine Parker**, as Managers of the LLC, are authorized, empowered, and directed, for and on behalf of the LLC, to execute and deliver all Agreements of Sale, Settlement Statements, Affidavits, Deeds, Notes, or Mortgages and other documents or instruments for the purchase and/or sale of the property located at **312 & 314 Millstone Dr., Hillsborough NC 27278** and being more particularly described as: **SEE EXHIBIT A**
3. All the Members authorize the sale of the Property to **HS Development Holdings, LLC** and hereby ratify all previous actions with respect to the Property taken by **George A. Parker and Lydia Catherine Parker**, on behalf of the LLC and all previous documents with respect to the Property signed by **George A. Parker** on behalf of the LLC.

[signatures on following page]

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This 25<sup>th</sup> day of October, 2023.

**310 MILLSTONE, LLC**

By: *George A. Parker*

Printed Name: George A. Parker

Title: Manager

**MEMBERS/MANAGERS:**

Lydia Catherine Parker, Manager

Sarah Anne Parker, Member

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This 25 day of October, 2023.

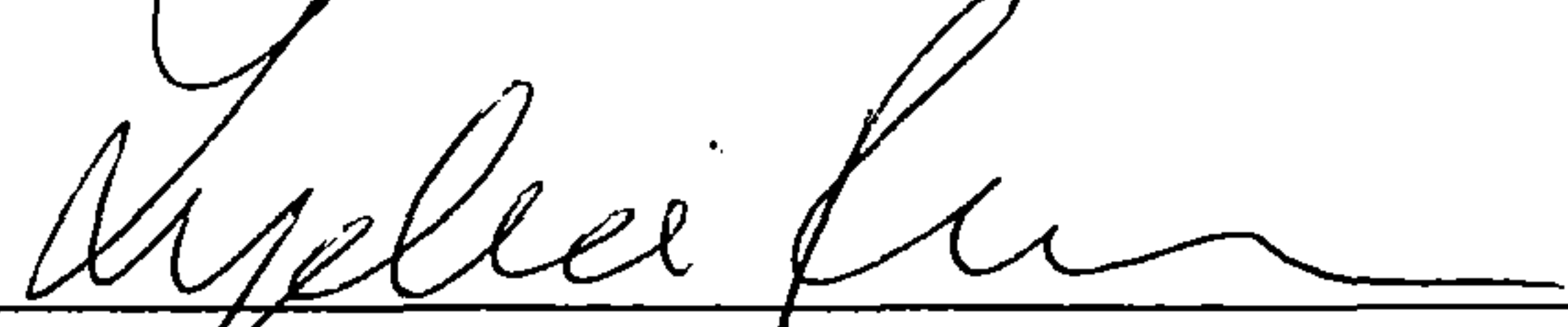
**310 MILLSTONE, LLC**

By: \_\_\_\_\_

Printed Name: George A. Parker

Title: Manager

**MEMBERS/MANAGERS:**



Lydia Catherine Parker, Manager

\_\_\_\_\_  
Sarah Anne Parker, Member

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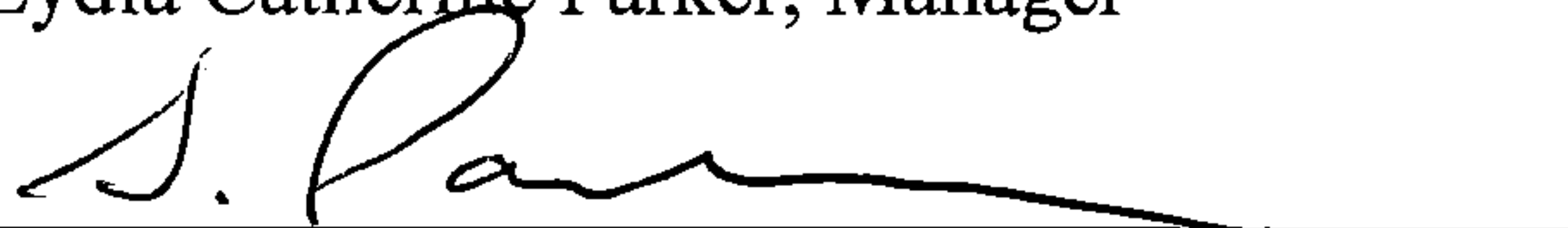
This 25 day of October, 2023.

**310 MILLSTONE, LLC**

By: \_\_\_\_\_  
Printed Name: George A. Parker  
Title: Manager

**MEMBERS/MANAGERS:**

\_\_\_\_\_  
Lydia Catherine Parker, Manager



\_\_\_\_\_  
Sarah Anne Parker, Member

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