

JB
4/1/22
Unofficial Document

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5900.00
Parcel No. 9844981114

Mail/Box to: **Grantee**
This instrument was prepared by: **Ronald G. Coulter, Attorney at Law**
Brief Description for the Index: **S/S Hwy 70A**

THIS DEED made this 21st day of December, 2021 by and between

GRANTOR EFLAND LEASING COMPANY A, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY P. O. Box 246, Efland, NC 27243	GRANTEE IRWIN PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY 346 Elizabeth Brady Road, Hillsborough, NC 27278
--	---

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

This 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 of that certain lot or parcel of land situated in the City of Efland, Cheeks Township, Orange County, North Carolina and more particularly described as follows:

See the attached Exhibit A, which is incorporated herein by reference.

No portion of the property herein conveyed includes the primary residence of the Grantor.

The property herein described was acquired by Grantors by instrument recorded in Book 3900 at Page 571.

A map showing the above described property is recorded in Plat Book 108 . Page 178 .
Submitted electronically by "Ronald G. Coulter, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

Unofficial Document

UNOFFICIAL Document

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:
Liens and exceptions of record.

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

Entity Name: **EFLAND LEASING COMPANY A, LLC**

By: Donald C. Efland

Printed Name and Official Title: Donald C. Efland, Member Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that Donald C. Efland personally came before me this day and acknowledged that he is the Member and Manager of Efland Leasing Company A, 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 21 day of December, 2021.

My Commission Expires: 212/006/2026

Ronald G. Coulter
Notary Public

RONALD G. COULTER
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires December 06, 2026

UNOFFICIAL Document

UNOFFICIAL Docu

EXHIBIT A

REAL PROPERTY OF IRWIN PROPERTIES, LLC

BEING all of that tract, containing 256,464.53 square feet, more or less, according to the plat of survey by Coulter, Jewell, Thames R.A. dated July 13, 2011, lying on the south side of N. C. Highway # 70 West, and entitled "Sewer Easement Plat of Property of Efland Leasing Company" recorded in Plat Book 108, Page 178, of the Orange County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

This being the same property described in the Deed to Efland Leasing Company A LLC recorded in Book 3900, Page 571 of the Orange County Registry.

This property is listed with the Orange County Tax Department as PIN 9844981114 and has the physical address 3608 US 70 West in Efland, North Carolina.

Unofficial Document

Unofficial Document