

Conditions that apply to a collection of...  
Notary Identification Number: 088902312100  
This is not a certification that this Granville County  
Notary Identification Number matches the state  
description. 08870149023, 088701312426  
Patricia A. Moore 12-22-14  
0887014468759, 088702586526

Not Found by  
Buyer & Broker

\$950,000 / 30 day close  
CASL

368.8145 = 2576/A  
Lyon Stahn & D Butler

✓ PEDRO \$950 ✓  
✓ DAVID TSUI ✓  
↳ Industrial  
PAUL  
- 6 all books

Doc ID: 002889440006 Type: CRP  
Recorded: 12/02/2014 at 11:06:32 AM  
Fee Amt: \$1,926.00 Page 1 of 6  
Revenue Tax: \$1,900.00  
Granville County, NC  
Kathy H. Adcock Reg of Deeds  
BK 1532 PG 70-75

Prepared By and Return To:  
Stephen R. Romine ( NC Bar # 21487)  
LeClair Ryan  
Riverfront Plaza, East Tower  
951 E. Byrd Street, Eighth Floor  
Richmond, Virginia 23219

The real property conveyed herein is not the primary residence of the Grantor.  
REVENUE STAMPS \$1900.00  
STATE OF NORTH CAROLINA

COUNTY OF GRANVILLE

Foreclosure sale 3/2011 \$2,800,000 Ag Carolina Financial ACA Assigned to Colonial Acquisitions

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 24th day of November, 2014, by  
and between COLONIAL ACQUISITIONS II, LLC, a Virginia limited liability company whose  
address is 7104 Mechanicsville Turnpike, Mechanicsville, Virginia 23111, hereinafter referred to  
as Grantor, and BLUE EMPIRE, LLC, a North Carolina limited liability company, whose  
address is 306 LARKSPUR WAY, CHAPEL HILL, NC 27516, hereinafter referred to as  
Grantee.

David & Luis TSUI

WITNESSETH:

That for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title unto the Grantee, in fee simple, the real property located in the County of Granville, North Carolina as described on Exhibit A attached hereto and made a part hereof.

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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Minimum setback lines, easements and any other facts as shown on map or plat recorded in Plat Book 33, page 121-123 and Plat Book 26, page 286, Granville County Registry.
2. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, right of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land

**REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK**

WITNESS the following signature and seal:

COLONIAL ACQUISITIONS II, LLC,  
a Virginia limited liability company

Paul B. Franklin  
Paul B. Franklin, Manager

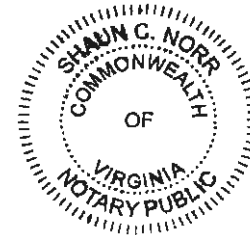
COMMONWEALTH OF VIRGINIA:

CITY/COUNTY OF HANOVER

I hereby certify that on this 24<sup>th</sup> day of November, 2014, before me, the undersigned Notary Public in and for the Commonwealth of Virginia, at large, personally appeared Paul B. Franklin, as Manager of Colonial Acquisitions II, LLC, on behalf of the company, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the foregoing instrument as Manager, on behalf of the company, for the purposes set forth herein.

Shaun C. Norr  
Notary Public

My Commission Expires: 2/28/2018  
Registration Number: 7023146



GRANTEE'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

**STATE OF NORTH CAROLINA  
COUNTY OF GRANVILLE**

The foregoing certificate of \_\_\_\_\_, a Notary Public of said County and State, is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, North Carolina in Book \_\_\_\_\_, Page \_\_\_\_\_.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Register of Deeds

EXHIBIT A

Legal Description of Property

TRACT ONE: Containing 116.01 acres located on the east side of Lyon Station Road and being all of Lot 1 as per plat and survey for Allston Stubbs et. al. dated January 10<sup>th</sup>, 2006 recorded in Plat Book 33, Page 122, Granville County Registry to which plat reference is hereby made for a more particular description of same.

TRACT TWO: Containing 0.33 acres and being all of Lot 1A "Surveyor's Overlap" as per plat and survey for Allston J. Stubbs, Jr. et. al. dated January 10<sup>th</sup>, 2006 recorded in Plat Book 33, Page 122, Granville County Registry to which plat reference is hereby made for a more particular description of same.

TRACT THREE: Containing 53.34 acres and being all of the property as per plat and survey for Allston J. Stubbs, Jr. et. al. recorded in Plat Book 33, Page 123, Granville County Registry to which plat reference is hereby made for a more particular description of same.

TRACT FOUR: Containing 164.77 acres more or less and being more particularly described as follows:

Beginning at a stake in the southern boundary of the Property of Linda Freeman (Deed Book 938, page 920 Granville County Registry), said beginning point being located North 55° 00' 18" East 1,296.07 feet from a stake located in the eastern boundary of Lyon Station Road at the southwestern corner of the Property of Linda Freeman (Deed Book 719, Page 786, Granville County Registry), and running thence from said beginning point North 55°00'18" East 663.99 feet to a stake; thence North 5°53'39" West 402.14 feet to a stake; thence North 7°24'10" West 836.77 feet to a stake; thence North 7°24'56" West 835.70 feet to a stake; thence continuing North 7°24'56" West 57.37 feet to a stake in the southwest boundary of the property described as Tract 1 herein; running thence along and with the southwestern boundary of said Tract 1 South 59°11'03" East 659.98 feet to a stake; thence South 59°40'24" East 1,278.93 feet to a stake; thence North 76°22'55" East 1,546.39 feet to a stake; thence South 34°04'52" East 78.24 feet to a stake in the northwestern boundary of Interstate 85; thence along and with the northern and western boundary of Interstate 85 in a southerly direction South 30°24'16" West 291.88 feet to a R/W monument; thence continuing South 30°25'28" West 1,932.71 feet to a R/W monument; thence continuing South 33°31'24" West 556.18 feet to a R/W monument; thence continuing South 29°08'54" West 199.58 feet to a R/W monument; thence continuing South 35°17'37" West 161.52 feet to an R/W monument; thence South 37°04'23" West 42.73 feet to a stake; thence South 83°09'55" West 134.92 feet to a stake in the northern boundary of the Property of J. M. Manufacturing Co., Inc. ( Deed Book 240, Page 426, Granville County Registry); thence continuing along and with said northern boundary, the following courses and distances, South 88°43'15" West 218.76 feet to a stake; thence South 88°43'52" West 140.35 feet to a stake; thence South 88°43'14" West 232.90 feet to a stake; thence South 88°49'09" West 209.55 feet to a stake; thence along a new line of North 00°13'05" East 430.69 feet to a stake; thence continuing along a new line North 19°21'39" West 963.74 feet to ■

stake the point and place of Beginning and being 164.77 acres more or less and being the major portion of Lot 1 as shown on plat entitled "Property Surveyed for Allston Stubbs et. al." dated April 12, 2006, recorded in Plat Book 33, Page 121, Granville County Registry to which plat reference is hereby made for a more particular description of same.

TRACT FIVE: Containing 31.3558 acres and lying on the east side of Interstate 85 and being all of Tract 2 as shown on Property of Allston J. Stubbs, Jr., Stanley L. Stubbs, and Thomas M. Stubbs as per plat and survey recorded in Plat Book 26 at Page 286, Granville County Registry to which plat reference is hereby made for a more particular description of same.

TRACT SIX: Containing 3.0087 acres and lying on the east side of Interstate 85 and being all of Tract 3 as shown on Property of Allston J. Stubbs, Jr., Stanley L. Stubbs, and Thomas M. Stubbs as per plat and survey recorded in Plat Book 26 at Page 286, Granville County Registry to which plat reference is hereby made for a more particular description of same.

And being the same property conveyed to Colonial Acquisitions II, LLC, a Virginia limited liability company by deed dated April 12, 2011 and recorded April 15, 2011 in the Granville County Registry in Deed Book 1388, Page 705-708.

116.01  
133  
53.34  
164.77  
31.3558  
3.0087  

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368.8145