

**BK 4408 PG 93 - 94**

This instrument prepared by: Oertel, Koonts and Oertel, PLLC,  
a licensed North Carolina attorney,  
Delinquent taxes, if any, to be paid by the  
closing attorney to the County Tax Collector  
upon disbursement of closing proceeds.

This Deed was prepared by C. Douglas Green, Attorney at Law, at the request of the Grantor based upon information provided by the Grantor and without benefit of title examination, supervision of closing process, survey, verification of property description or verification of payment of city and/or county ad valorem taxes. 1099 reporting responsibility, if any, is assumed by the parties.

Return to Grantee

Excise Tax Stamps: \$1,900.00

Parcel ID: 106448 and 170811

## NORTH CAROLINA GENERAL WARRANTY DEED

NA If marked, the property described herein includes the primary residence of at least one Grantor, otherwise, note as NA. (per N.C.G.S. §105-317.2)

*THIS DEED*, made this the 13<sup>th</sup> day of October, 2022, by and between Charlene Roberts, an unmarried person (Widow of Joseph F. Roberts), of 2208 Fairbanks Street, Medford, OR 97504-4708, hereinafter called the "Grantor", and The Elites Enterprises, LLC, a North Carolina Limited Liability Company, of 2283 Belmont Alamance Road, Burlington, NC 27215, hereinafter called the "Grantee". 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 City of Burlington, Burlington Township, Alamance County, North Carolina and being more particularly described as follows:

BEING ALL OF LOTS NUMBERS ONE (1) AND TWO (2), as shown on plat entitled "Final Plat Subdivision for Joseph F. Roberts and wife, Charlene Roberts", dated 12/7/10, as prepared by Boswell Surveyors, Inc., J. Leo Boswell, and recorded and Plat Book 74, at Page 183, of the Alamance County Registry, to which plat reference is hereby made for a more complete description thereof.

This being the same property previously conveyed to Joseph F. Roberts and wife, Charlene Roberts by Deed dated April 25, 2008 and recorded in Book 2705, at Page 134, of the Alamance County Registry.

Submitted electronically by "Oertel, Koonts and Oertel, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Alamance County Register of Deeds.

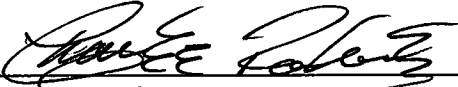
A map showing the above-described is recorded in Plat Book 74, at Pages 183, of the Alamance County Registry.

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 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:

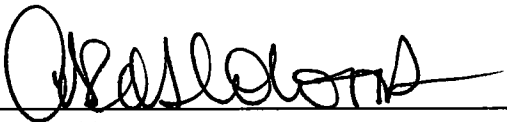
This conveyance is made subject to any and all existing easements, rights-of-way and restrictions, if any, affecting subject property and recorded in the Alamance County Registry.

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

  
\_\_\_\_\_(SEAL)  
Charlene Roberts

State of Oregon, County of Oregon Jackson

I, the undersigned Notary Public hereby certify that the following person personally appeared before me this day, each acknowledging to me that she signed the foregoing document: Charlene Roberts, an unmarried person.

Date: October 24, 2022   
\_\_\_\_\_  
Notary Public  
Carolina Coletta  
(Printed or Typed Name of Notary)

My Commission Expires: April 21, 2023

