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Bk:RB6393 Pg:596
11/21/2017 04:22:19 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$780.00

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**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$780.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **9821-57-5676**

Mail after recording to: **Grantee**

This instrument was prepared by: **Sarah Canaday, a licensed North Carolina attorney (no title search done)**

THIS DEED made this 16th day of November, 2017 by and between

GRANTOR

Muhammad Arida, unmarried and, Shylon Smith and husband, Karim Ahmed

Mailing Address: 1292 Lochshire Drive Burlington NC 27215

GRANTEE

Three Fillies Farm, LLC

Property Address: 4501/4505 Scotland Drive, Mebane, NC 27302

Mailing Address: 4505 Scotland Drive Mebane NC 27302

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 and more particularly described as follows:

All that certain lot or parcel of land, lying and being in Bingham Township, Orange County, State of North Carolina, and more particularly described as follows:

BEING ALL of Lots 18 consisting of 23.02 acres and Lot 18A consisting of 7.84 acres according to the plat recorded at Plat Book 87, Page 70, Orange County Registry, to which reference is hereby made for a more particular description. This conveyance is made and accepted subject to the restrictive covenants recorded at Book 2093, Page 565, and the road and bridal path maintenance agreement recorded at Book 2093, Page 558, Orange County Registry.

PIN ID: 9821575676

Address: 4501/4505 Scotland Drive, Mebane, NC 27302

Submitted electronically by Law Office of Yuanvye Mu, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5706, Page 543, Orange County Registry.

A map showing the above described property is recorded in Plat Book 87, Page 70, and referenced within this instrument.


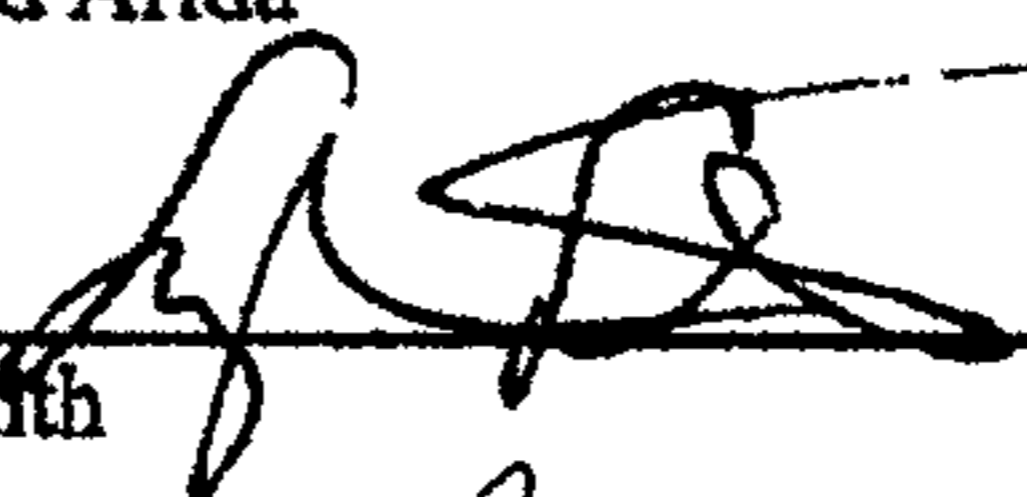

Does the above described property include the primary residence (yes/no)? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____		(SEAL)
(Entity Name)	Muhammad Arida	
By: _____		(SEAL)
Title: _____	Shylon Smith	
By: _____		(SEAL)
Title: _____	Karim Ahmed	
_____		(SEAL)

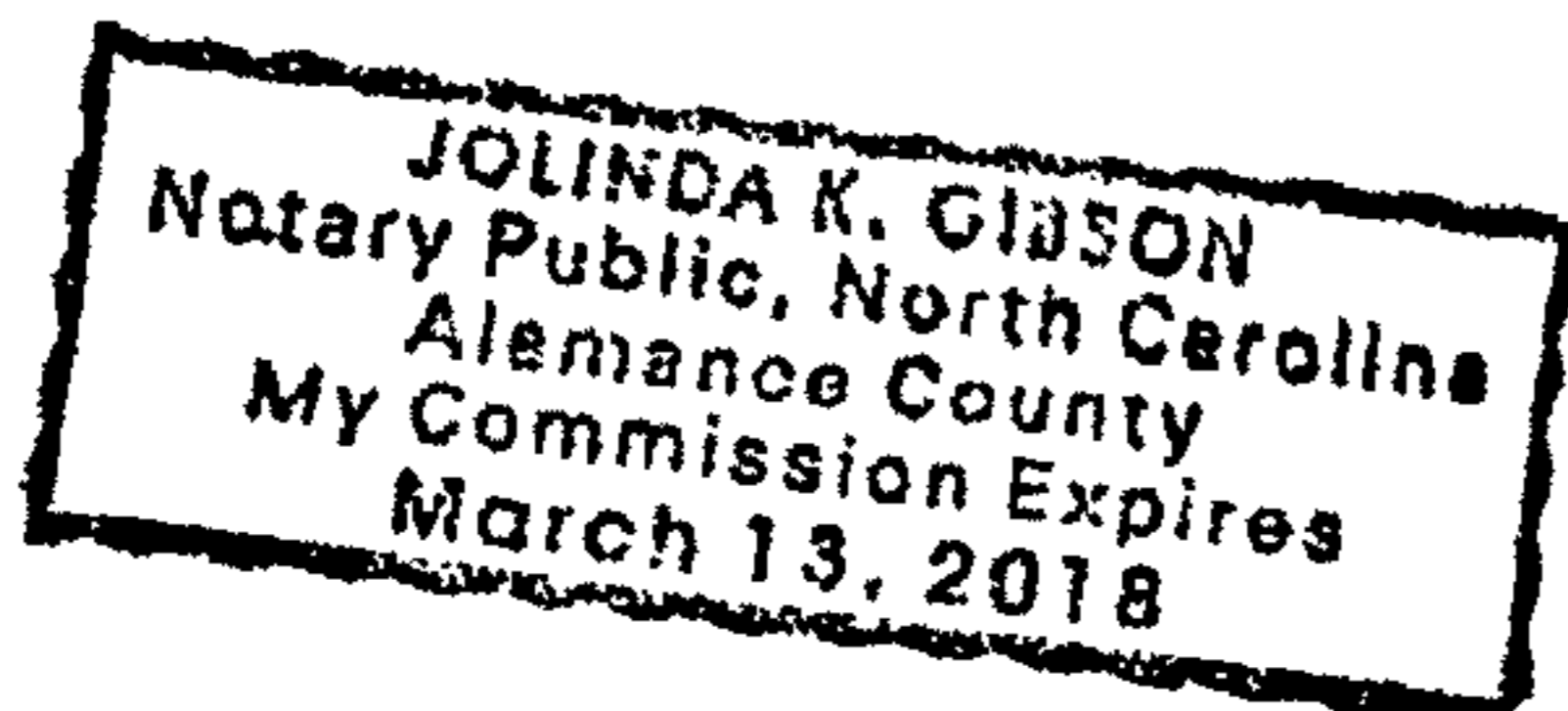
NORTH CAROLINA ALAMANCE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Muhammad Arida, unmarried and, Shylon Smith, married. Witness my hand and official stamp or seal, this the 20th day of November, 2017

My Commission Expires: 3-13-2018


Notary Public

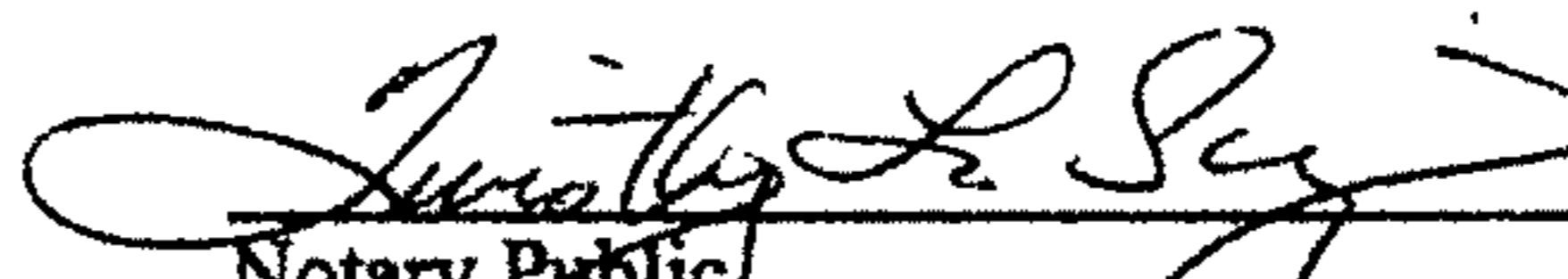
Print Notary Name: JOLINDA K. GIBSON



NORTH CAROLINA ALAMANCE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: KARIM AHMED. Witness my hand and official stamp or seal, this the 20th day of NOVEMBER, 2017

My Commission Expires: JUNE 19 2022


Notary Public

Print Notary Name: TIMOTHY L. SIMPSON

