

94890

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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 17,300.00

Parcel ID: 9824-37-3605

Parcel Identifier No. \_\_\_\_\_ Verified by Orange County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail to: Grantee

This instrument prepared by: **Ryan D. Moffitt., Attorney at Law** a licensed North Carolina attorney without benefit of title examination. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Parcel 1, Plat Book 118, Page 76, Orange County Registry; Parcel Identification No. 9824-37-3605

THIS DEED made this 5 day of August, 2021, by and between

GRANTOR	GRANTEE
<p>THIRD MEBANE PROPERTIES, LLC a North Carolina limited liability company P. O. Drawer 2958 Burlington, NC 27216</p>	<p>4550AB, LLC, a North Carolina limited liability company 130 Dutchman Blvd. Irmo, SC 29063</p>

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 Cheeks Township, City of Mebane, Orange County, North Carolina and more particularly described as follows:

**BEING all of that parcel identified as Parcel #1 and containing approximately 2.72 acres, more or less, as shown on plat entitled, "Final Plat Property of W.H. Wilson Family Investment Group, LLC," as prepared by Landmark Surveying, Inc., and revised dated January 1, 2018, and as recorded in Plat Book 118 at Page 76 of the Orange County Registry, said plat and survey being incorporated herein by reference for a more particular description of said property.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6458, Page 157.

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 118, Page 76 of the Orange County Registry.

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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 Permitted Exceptions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

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

**THIRD MEBANE PROPERTIES, LLC**  
 By: ELB CAPITAL, LLC, Member/Manager  
 \_\_\_\_\_ (SEAL)  
 E. LAWSON BROWN, JR., Member/Manager

By: ARROWHEAD DHE, LLC, Member/Manager  
 \_\_\_\_\_ (SEAL)  
 DENNIS H. EULISS, Member/Manager

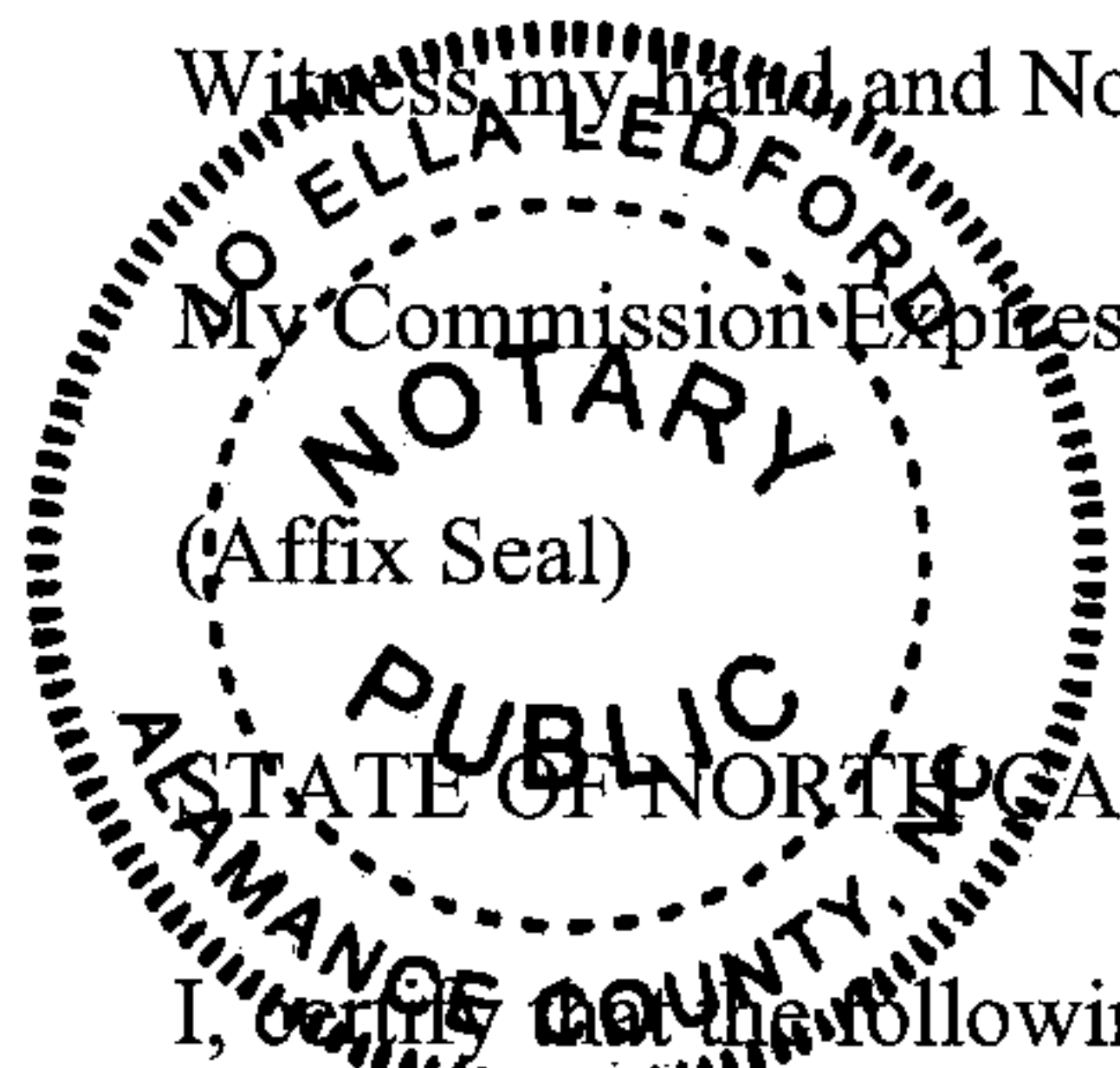
STATE OF NORTH CAROLINA, COUNTY OF ALAMANCE

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: **E. LAWSON BROWN, JR., as Member/Manager of ELB CAPITAL, LLC, which is a member/manager of THIRD MEBANE PROPERTIES, LLC**

Witness my hand and Notarial stamp or seal, this 5 day of AUGUST, 2021.

My Commission Expires: April 28, 2023  
(Affix Seal)

Jo Ella Ledford Notary Public  
JO ELLA LEDFORD  
Notary's Printed or Typed Name



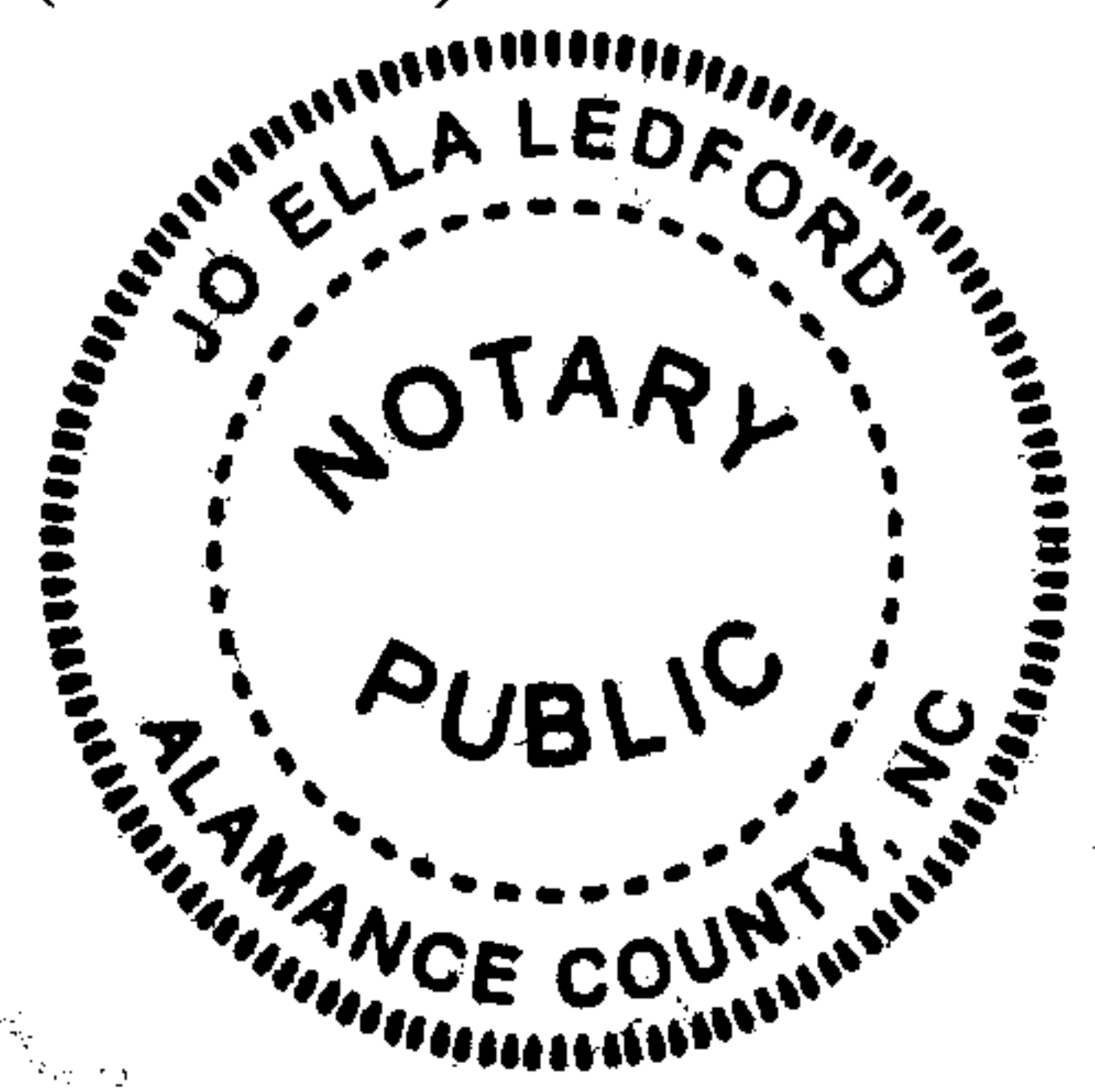
STATE OF NORTH CAROLINA, COUNTY OF ALAMANCE

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: **DENNIS H. EULISS, as Member/Manager of ARROWHEAD DHE, LLC, which is a member/manager of THIRD MEBANE PROPERTIES, LLC**

Witness my hand and Notarial stamp or seal, this 5 day of AUGUST, 2021.

My Commission Expires: April 28, 2023  
(Affix Seal)

Jo Ella Ledford Notary Public  
JO ELLA LEDFORD  
Notary's Printed or Typed Name



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EXHIBIT "A"**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the current year and subsequent years not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 118, Page 76 of the Orange County, North Carolina Registry.
3. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims or easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the title that would be disclosed by a current inspection and accurate and complete survey of the property.
4. Utility easements affecting the property.
5. Any lien or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law, and not shown by the public records.

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