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BK 6801 PG 421 - 425 (5) DOC# 30081539
This Document eRecorded: 11/18/2022 03:54:12 PM
Fee: \$26.00 Tax: \$4,800.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by CURTISHA THOMAS

GENERAL WARRANTY DEED

Parcel ID # 9874-70-8468 ^{KPC}
Prepared by: D. MICHAEL PARKER (without benefit of title exam)
Return to: Grantee @ 852 Sedgefield Street, Durham, NC 27705
Revenue Stamps: \$4,800.00

NORTH CAROLINA

ORANGE COUNTY

THIS DEED made and entered into this the 31st day of October, 2022,
by and between, **500 MEADOWLANDS DRIVE, LLC a North Carolina limited liability company; Party of the First Part, (hereinafter referred to as "Grantor"), MMX ENTERPRISES LLC, a North Carolina limited liability company and Party of the Second Part, (hereinafter referred to as "Grantee"),**

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land located in the **County of Orange, North Carolina** and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

The Commercial Lease Agreement and Option to Purchase between the Grantor and the Grantee is hereby merged into this Deed.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee that the Grantor are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

{Remainder of this page left blank intentionally}

500 Meadowlands Drive, LLC
a North Carolina limited liability Company

By: Hillsborough Holdings, LLC,
a North Carolina limited liability company, its manager

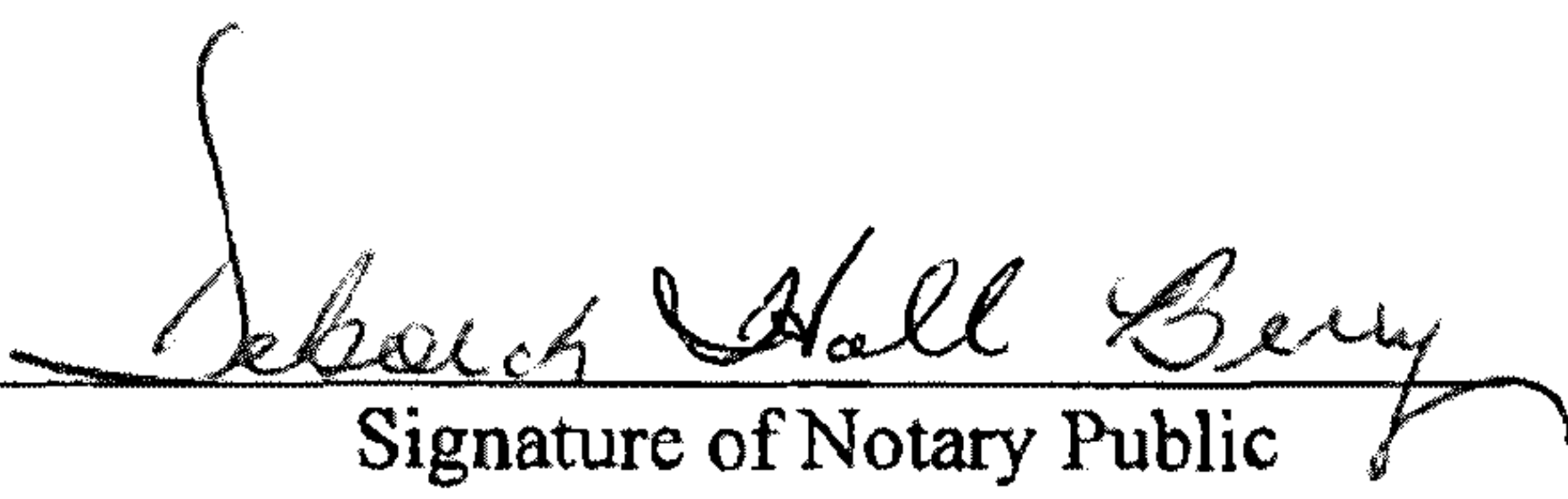
By:  (Seal)
JAMES W. PARKER, JR.

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that **JAMES W. PARKER, JR.** personally appeared before me this day and acknowledged that he is a Manager of Hillsborough Holdings, LLC, a North Carolina limited liability company; that Hillsborough Holdings, LLC is the Manager of **500 Meadowlands Drive, LLC**, a North Carolina limited liability company; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Holdings, LLC in his capacity as a Manager of the limited liability company.

Witness my hand and official stamp or seal, this the 31st day of October, 2022.




Signature of Notary Public

Deborah Hall Berry
Printed or Typed Name of Notary Public

My Commission Expires: 11-23-26

500 Meadowlands Drive, LLC
a North Carolina limited liability Company

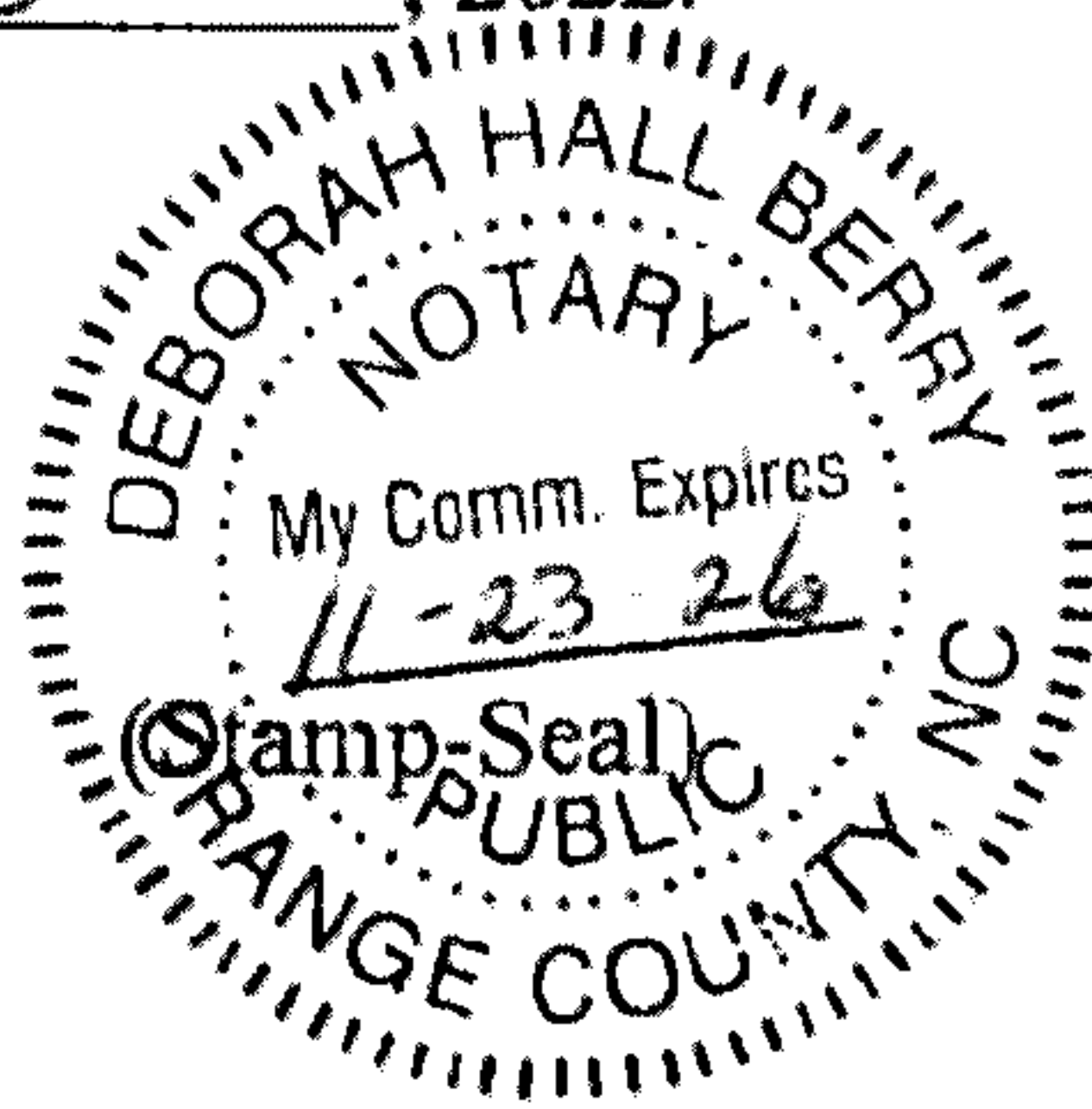
By: Hillsborough Holdings, LLC,
a North Carolina limited liability company, its manager

By: *George A. Horton III* (Seal)
GEORGE A. HORTON, III

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that **GEORGE A. HORTON, III** personally appeared before me this day and acknowledged that he is a Manager of Hillsborough Holdings, LLC, a North Carolina limited liability company; that Hillsborough Holdings, LLC is the Manager of **500 Meadowlands Drive, LLC**, a North Carolina limited liability company; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Holdings, LLC in his capacity as a Manager of the limited liability company.

Witness my hand and official stamp or seal, this the 31st day of October, 2022.



Deborah Hall Berry
Signature of Notary Public

Deborah Hall Berry
Printed or Typed Name of Notary Public

My Commission Expires: 11-23-26

Legal Description

Exhibit A

Being all of Lot "C", consisting of 2.48 acres, more or less, as shown on that certain plat of survey entitled "Final Survey of Oenophelia" by Callemyn Parker Engineering, Inc., dated February 9, 1988 and recorded in Plat Book 80, Page 130, Orange County Registry, reference to which plat of Survey is hereby made for a more particular description.