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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$1,000.00~~ *1000*

Tax Parcel ID No. 9873594688. Verified by ORANGE County on the ____ day of _____, 2019. By:

Mail after recording to: D. B. Godwin, Narron & Holdford, P.A., P. O. Drawer 279, Wilson, NC 27894-0279

This instrument was prepared by: D. B. Godwin, Narron & Holdford, PA, P.O. Drawer 279, Wilson, NC 27894

Brief description for the Index: Dot 1A, Plat Book 104, Page 31

THIS DEED, made this 15th day of May, 2019, by and between

GRANTOR: REDSTONE FUNDING LLC, a Florida limited liability company, whose address is: 5050 Belmont Avenue, Youngstown, Ohio 44505, Attn: Jeffrey Grinstein

and

GRANTEE: DVM SISTERS REALTY, LLC a North Carolina limited liability company, whose mailing address is: 4935 Raleigh Rd. Parkway W, Wilson, NC 27896.

WITNESSETH:

In consideration of Ten Dollars (\$10.00) and other valuable consideration paid to the GRANTOR by the GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR has bargained and sold, and by these presents do hereby bargain, sell and convey to the GRANTEE, its heirs and assigns, that certain tract or parcel of land lying and being situate in the Township of Hillsborough, ORANGE COUNTY, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by Deed recorded in Book 5763, Page 232 and by Correction Deed recorded in Book 6255, Page 136, Orange County Registry.

The property hereinafter described is not the personal residence of the Grantor.

TO HAVE AND TO HOLD the above lands and all privileges and appurtenances thereto belonging to the GRANTEE and its successors and assigns in fee simple forever, subject to taxes accruing subsequent to December 31, 2018 and the exceptions contained in Exhibit "B" ("Permitted Exceptions") attached hereto.

submitted electronically by "Narron & Holdford, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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SUBJECT, HOWEVER, to the right of way of any adjacent roads, such other easements and permits and restrictions of record and any utilities over, under or across the property which may or may not be of record and subject to the use restriction set forth on Exhibit "C" attached hereto and incorporated herein by reference.

The GRANTOR, for itself, its successors and assigns, covenants to and with the GRANTEE, its successors and assigns, that it is seized of the said premises in fee and has full right to convey the same in fee simple; that there are no encumbrances other than those referred to hereinabove and that it does warrant and will forever defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the GRANTOR has hereunto caused this instrument to be executed by its Manager as of the day and year first above written.

REDSTONE FUNDING LLC

By: Lee Burdman
Name: Lee Burdman
Title: Manager

STATE OF Ohio
COUNTY/CITY OF Trumbull

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L.L.C. Acknowledgement

I, Susan Fitch, a Notary Public in and for the County and State aforesaid, do hereby certify that Lee Burdman, a person known to me, who after being sworn stated he is a Member/Manager of REDSTONE FUNDING LLC, a Florida limited liability company and is duly authorized to act on behalf of said company, and being informed of the contents hereof, acknowledged execution of the foregoing instrument on behalf of said company.

Witness my hand and Notarial Seal this 13th day of May, 2019.



Susan Fitch
Notary Public
Printed Name: Susan Fitch
My Commission Expires: 11-30-2019

SUSAN FITCH
Notary Public - State of Ohio
My Commission Expires: 11-30-2019

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EXHIBIT A

BEING Lot 1A as shown on plat entitled "Hampton Pointe Lot 1A Subdivision" recorded at Plat Book 104, Page 31 in the Orange County Registry.

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EXHIBIT B

Permitted Encumbrances

1. Easements with Covenants and Restrictions Affecting Land (“ECR”) by and between Wal-Mart Real Estate Business Trust and Southstar Holdings – Hillsborough I, LLC recorded in Book 2801, Page 416, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 3725, Page 448, as affected by Irrevocable Assignment of Development Rights by and between Southstar Holdings – Hillsborough I, LLC, SBBH Investments, LLC and Redstone Funding, LLC recorded in Book 5763, Page 237.
2. Restriction Agreement and Grant of Easements by and between Southstar Holdings – Hillsborough I, LLC and Home Depot U.S.A., Inc. recorded in Book 3725, Page 472, as affected by Irrevocable Assignment of Development Rights by and between Southstar Holdings – Hillsborough I, LLC, SBBH Investments, LLC and Redstone Funding, LLC recorded in Book 5763, Page 237.
3. Restrictive Covenants by Southstar Holdings – Hillsborough I, LLC recorded in Book 3997, Page 226.
4. Communications Systems Right-of-Way and Easement Deed in favor of Central Telephone Company recorded in Book 3291, Page 316.
5. Easement to Central Telephone Company recorded in Book 460, Page 240;
6. Ordinance annexing the property to the Town of Hillsborough recorded at Book 804, Page 447;
7. Easement to Duke Power recorded in Book 432, Page 647; and
8. Special Use Permit from the Town of Hillsborough recorded in Book 2801, Page 355.
9. Special Use Permit from the Town of Hillsborough recorded in recorded contemporaneously herewith.

10. Easements Covenants and Restrictions Agreement by and between The Seymour Family GST

Irrevocable Trust under agreement dated June 25,2004 and Redstone Funding LLC recorded in Book 6082, Page 257.

11. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variance or other adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the Property

12. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variance or other adverse circumstance affecting title disclosed by plat(S) recorded in Plat Book 104,Page 31; Plat Book 99, Page 128; Plat Book 93, Page 127 and Plat Book 91, Page 88.

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EXHIBIT C

Restriction

The Property shall not be used or operated as a business engaged in the sale of auto services, tires, oil changes, or general auto repair.

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