

Unofficial Document



Doc No: 30065272
Recorded: 01/19/2022 09:47:57 AM
Fee Amt: \$26.00 Page 1 of 8
Excise Tax: \$6,000.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6764 PG 2313 - 2320 (8)

Gomez Alan Boston Jr

SPECIAL WARRANTY DEED

Excise Tax: \$6,000.00

This instrument prepared by: Reinhart Boerner Van Deuren s.c.
Attn: Brooklyn Kemp
1000 N Water St., Suite 1700
Milwaukee, WI 53202

This instrument should be returned to: The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093
Attn: Todd Chase, Esq.

Brief description for the Index: Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax Pin: 9834-74-3184.00 (Deed Book 6632, Page 1828) and Tax Pin: 9834-84-6079.00 (Deed Book 6632, Page 1825).

County Pin#: ^{parent,} 9834-74-3184.00 and 9834-84-6079.00 ^{merge} 9834-84-3113 _{ru}

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of December, 2021, by and between

GRANTOR
MRE MNC, LLC, a North Carolina limited liability

c/o MEDLINE INDUSTRIES, LP
Three Lakes Drive
Northfield, Illinois 60093
Attn: Vice President of Real Estate Operations

GRANTEE
EXETER MEBANE LAND, LLC, a Delaware limited liability company

101 West Elm Street, Suite 600
Conshohocken, PA 19428
Attention: J. Peter Lloyd

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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, Grantor, for a valuable consideration paid by 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 Mebane, Orange County, North Carolina and more particularly described as follows (the "Property"):

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

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6632, Page 1828-1829 and Book 6632, Page 1825, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: See Exhibit B attached hereto and incorporated herein by reference.

[SIGNATURE PAGE TO FOLLOW]

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

GRANTOR:

MRE MNC, LLC,
a North Carolina limited liability company

BY: MEDLINE INDUSTRIES, LP (f/k/a Medline Industries, Inc.)

By: [Signature]
Dmitry Dukhan, Authorized Person

STATE OF Wisconsin
COUNTY OF Milwaukee

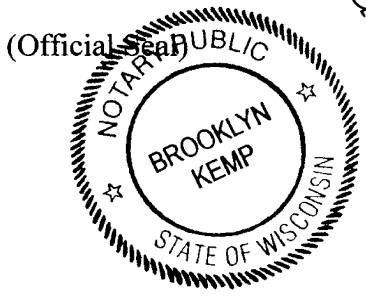
I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing instrument for the purpose stated therein and in the capacity indicated: Dmitry Dukhan

Date: 12/9, 2021

[Signature]
(official signature of Notary)

Brooklyn Kemp, Notary Public
(Notary's printed or typed name)

My commission expires: is permanent



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EXHIBIT A**Legal Description of the Property**

Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax Pin: 9834-74-3184.00 (Deed Book 6632, Page 1828) and Tax Pin: 9834-84-6079.00 (Deed Book 6632, Page 1825) and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe being the southwest corner of said property and having localized NAD 83 coordinates of Northing 843,771.14 feet, Easting 1,936,884.17 feet; said point also being a point in the centerline of the Right-of-Way of SR 1145 Squires Road (60' Public R/W);

THENCE N08°36'22"W 361.29 feet to an existing 1" iron pipe in the centerline of said Right-of-Way;

THENCE S87°21'26"E 30.22 feet to an existing 1" iron pipe at the intersection of the easterly Right-of-Way line of said road with the south line of Lot 4, Plat Book 73 Page 55;

THENCE continuing **S87°21'26"E 342.23 feet** to an existing 1" iron pipe and the southeast corner of said Lot 4;

THENCE along the east line of said Lot 4 **N08°39'02"W 130.01 feet** to an existing 1" iron pipe and the common corner for Lot 3 and 4 as shown on said Plat;

THENCE along the east line of said Lot 3 **N08°34'37"W 129.74 feet** to an existing 1" iron pipe and the common corner for Lot 2 and 3 as shown on said Plat;

THENCE along the east line of said Lot 2 **N08°44'44"W 130.44 feet** to an existing 1" iron pipe and the common corner for Lot 1 and 2 as shown on said Plat;

THENCE along the east line of said Lot 1 **N08°38'55"W 129.67 feet** to an existing 1" iron pipe at the intersection of the southerly Right-of-Way line of SR 1144 West Ten Road (variable width Public R/W) with the north line of Lot 1 as shown on said Plat;

THENCE continuing **N08°38'55"W 31.17 feet** to a point in the centerline of said road;

THENCE along said centerline **S86°37'04"E 376.22 feet** to a point in the centerline of said road and the southeast corner of MRE MNE, LLC (Deed Book 6632, Page 1834);

THENCE continuing along said centerline **S86°26'15"E 185.68 feet** to a point in the centerline of said road; said point being a common corner with the MRE MNC, LLC. (Deed Book 6632, Page 1825);

THENCE continuing along said centerline **S86°02'58E 97.07 feet** to a point in the centerline of said road;

THENCE continuing along said centerline through a curve to the right having a **radius of 2924.70' feet, an arc length of 299.00 feet** and a chord bearing and distance of **S83°07'14" E 298.87 feet** to a point in the centerline of said road;

THENCE continuing along said centerline **S80°13'00" E 363.83 feet** to a point in the centerline of said road;

THENCE continuing along said centerline through a curve to the left having a **radius of 1701.85 feet, an arc length of 263.65 feet** and a chord bearing and distance of **S84°39'18" E 263.38 feet** to a point in the centerline of said road;

THENCE continuing along said centerline **S89°05'35" E 949.74 feet** to a point in the centerline of said road;

THENCE S08°49'58" E 30.50 feet to an existing iron pipe at the intersection of the southerly Right-of-Way line of said road with the east line of said property;

THENCE continuing **S08°49'58" E 694.68 feet** to an existing 3/4" iron pipe and the southeast corner of said property;

THENCE N89°48'22" W 594.09 feet to an existing 5/8" iron pipe;

THENCE N89°48'35" W 251.50 feet to an existing 5/8" iron pipe and the northeast corner of Jack L. Hurley Heirs (Deed Book 252, Page 94);

THENCE N89°52'59" W 342.42 feet to an existing 5/8" iron pipe;

THENCE N89°47'43" W 813.54 feet to an existing 5/8" iron pipe and a common corner with said Carreno;

THENCE N89°48'23" W 869.72 feet to the **POINT OF BEGINNING** containing **47.89 Acres** more or less.

For reference see survey by Allied Associates, PA, Job # PA190501, Dated: 08/26/19

EXHIBIT B**Exceptions**

1. Taxes for the year 2022, not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 121, Page 5, Orange County Registry.
3. Easements and any other facts as shown on plat recorded in Plat Book 121, Page 32, Orange County Registry.
4. Easements and any other facts as shown on plat recorded in Plat Book 121, Page 85, Orange County Registry.
5. Easements and any other facts as shown on plat recorded in Plat Book 14, Page 171, Orange County Registry.
6. Easements and any other facts as shown on plat recorded in Plat Book 14, Page 169, Orange County Registry.
7. Easements and any other facts as shown on plat recorded in Plat Book 120, Page 165, Orange County Registry.
8. Easement to Piedmont Electric Membership Corporation, its successors and assigns recorded in Book 304, Page 388, Orange County Registry.
9. Easement to Piedmont Electric Membership Corporation, its successors and assigns recorded in Book 304, Page 392, Orange County Registry.
10. Deed of Easement to Orange County, a body politic and corporate of Orange County, North Carolina, its successors and assigns recorded in Book 5582, Page 457; and corrected in Book 5597, Page 229, and Book 5605, Page 523, Orange County Registry.
11. Easement to Piedmont Electric Membership Corporation, its successors and assigns recorded in Book 823, Page 256, Orange County Registry.
12. Deed of Easement to Orange County, a body politic and corporate of North Carolina, its successors and assigns recorded in Book 5490, Page 491, Orange County Registry.
13. Right of way Agreement to State Highway Commission, its successors and assigns recorded in Book 208, Page 462, Orange County Registry.

14. Deed of Easement to Orange County, a body politic and corporate of North Carolina, its successors and assigns recorded in Book 5490, Page 488; and corrected in Book 5503, Page 566, and Book 5559, Page 396, Orange County Registry.
15. Terms, conditions, easements, provisions and other matters set forth in Deed and with rights of others therein, recorded in Book 183, Page 372, Orange County Registry.
16. Easements and any other facts as shown on plat recorded in Plat Book 19, Page 20, Orange County Registry.
17. Right of way Agreement to Department of Transportation, its successors and assigns recorded in Book 1332, Page 540, Orange County Registry.
18. Easement to Orange County, a body politic and corporate of Orange County, North Carolina, its successors and assigns recorded in Book 5490, Page 494; and as affected in Book 5559, Page 392, Orange County Registry.
19. Right(s) of way to Iola P. Mace recorded in Book 232, Page 615, Orange County Registry.
20. Right(s) of way to State Highway Commission, its successors and assigns recorded in Book 208, Page 481, Orange County Registry.
21. Deed of Easement to Orange County, a body politic and corporate of North Carolina, its successors and assigns recorded in Book 5735, Page 308, Orange County Registry.
22. Right of way Agreement to State Highway Commission, its successors and assigns recorded in Book 208, Page 479, Orange County Registry.
23. Drainage Easement to Department of Transportation, an agency of the State of North Carolina, its successors and assigns recorded in Book 1140, Page 321, Orange County Registry.
24. Easements and any other facts as shown on plat recorded in Plat Book 93, Page 152, Orange County Registry.
25. Deed of Easement to Orange County, a body politic and corporate of Orange County, North Carolina, its successors and assigns recorded in Book 5567, Page 274; and as corrected in Book 5605, Page 528, Orange County Registry.
26. Right of way Agreement to State Highway Commission, its successors and assigns recorded in Book 208, Page 470, Orange County Registry.
27. Easement to Kenneth R. Moser (unmarried), Cecil E. Moser, Jr. and wife, Clyde Moser recorded in Book 183, Page 372, Orange County Registry.

28. Easement to Piedmont Electric Membership Corporation, a corporative corporation, its successors or assigns recorded in Book 261, Page 1609, Orange County Registry.
29. Easements and any other facts as shown on plat recorded in Plat Book 80, Page 172, Orange County Registry.
30. Easements and any other facts as shown on plat recorded in Plat Book 70, Page 71, Orange County Registry.
31. Easements and any other facts as shown on plat recorded in Plat Book 26, Page 153, Orange County Registry.
32. Easements and any other facts as shown on plat recorded in Plat Book 73, Page 55, Orange County Registry (part of legal description in Deed Book 6632, Page 1828).
33. Easements and any other facts as shown on plat recorded in Plat Book 124, Page 24, Orange County Registry.
34. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.
35. Notice of Parcel Split in Book 6754, Page 14, Orange County Registry.
36. Reservation of gas, oil and/or mineral rights.
37. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Allied Associates, P.A. on September 22, 2021, last revised November 17, 2021, designated Job No. PA210823:
- a.) Utilities located on the Land without the apparent benefit of an easement.
 - b.) Effect, if any, due to location of fence which does not lie entirely on the lot lines.
 - c.) Overhead utility lines over building.
 - d.) Effect, of utilities and Hope Allison Road destroyed due to ongoing construction.
 - e.) This policy provides no coverage with respect to any changes which may have been made in the location of fences or improvements since September 22, 2021.