

BK 4319 PG 214 - 216

This instrument prepared by: Liu Law Firm PLLC,
a licensed North Carolina attorney,
Delinquent taxes, if any, to be paid by the
closing attorney to the County Tax Collector
upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 80.00

Parcel Identifier No. [125892 & 125901]

Mail/Box to: Grantee @ Mailing Address

Prepared by: Guangya Liu, Liu Law Firm PLLC. 4819 Emperor Blvd Suite 400, Durham, NC 27703

THIS DEED made this 18th day, March, 2022, by and between

GRANTOR

AJ & W Homes, LLC

GRANTEE

Tian Feng Group, LLC

PROPERTY ADDRESS: 550 Spence Street, Burlington, NC 27217

MAILING ADDRESS: 1615 Creighton Hall Way, Durham NC 27703

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 the City of Burlington Township, Alamance County, North Carolina and more particularly described as follows:

See Attached " Exhibit A"

PROPERTY ADDRESS: 550 Spence Street, Burlington, NC 27217

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4212, Page 794.

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

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 following exceptions:

- Ad valorem taxes for 2022 and subsequent years not yet due and payable.
- Restrictive Covenants of record.
- Easements, rights of way, restrictions and encumbrances of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the date of the acknowledgment below but as of the day and year first above written.

Abdeljabbar Asmar

Abdeljabbar Asmar, Managing Member, AJ & W Homes, LLC

State of North Carolina

County of Mecklenburg

I, Deanna Pascucci, a Notary Public of the County and State aforesaid, hereby certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes therein and in the capacity indicated:

Abdeljabbar Asmar, Managing Member, AJ & W Homes, LLC

Witness my hand and notarial stamp or seal this 21 day of Nov, 2022.

My Commission Expires: 2/22/23

Deanna Pascucci

Notary Public

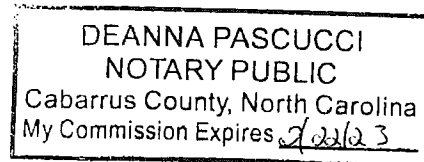


EXHIBIT A

Tract 1:

That certain lot or parcel of land lying and being in Burlington Township, Alamance County, North Carolina, adjoining the lands of Spence Street, Polk Street, Alvis Carroll, L.C.P. Whittle and others, and more particularly described as follows:

BEGINNING at an iron stake corner at the southwest intersection of Spence and Polk Streets; running thence with the western margin of Spence Street, S. 3 deg. 22' W. 91 ft. to an iron stake corner in the margin of said street and corner with Alvis Carroll; thence with the line of said Carroll, S. 87 deg. 35' W. 102.7 ft. to an iron stake corner in the line of said Carroll and corner with L.C.P. Whittle; thence with the line of said Whittle, N. 2 deg. 55' E. 98.9 ft. to an iron stake corner with said Whittle and in the southern margin of Polk Street; thence with the southern margin of Polk Street, S. 87 deg. 41' E. 103 ft. to the BEGINNING.

Tract 2:

That certain tract or parcel of land in Burlington Township, Alamance County, North Carolina, adjoining the lands of Spence Street, W.R. Coble, R.S. Stucky and Polk Street (formerly Hensley Street), and more particularly described as follows:

BEGINNING at a stake at the east side of Spence Street and corner with W.R. Coble; running thence with the said W.R. Coble, S. 83 deg. 40' E. 115 feet to an iron stake, corner with W.R. Coble in RS. Stucky's line; running thence with the said Stucky, N. 2 deg. 22' E. 86.9 feet to an iron stake, corner with the said Stucky at the south side of Polk Street (formerly Hensley Street); thence along the southern border of Polk Street, N. 88 deg. 45' W. 112.1 feet to an iron stake at the intersection of the south side of Polk Street with the east side of Spence Street; running thence along the eastern border of Spence Street, S. 5 deg. 03' W. 78 feet to the BEGINNING, and being a part of Second Tract as per deed from Margaret R. Coble and others to Joseph F. Coble, March 16, 1946, as per deed recorded in the office of the Register of Deeds for Alamance County, NC, in Deed Book 158, at Pages 194-196.