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BML

20151211000243380 DEED
Bk:RB6052 Pg:42
12/11/2015 12:42:03 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2658.00

LC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$2,658.00
Real Estate ID: 9835-40-4656 RKB

After recording return to: Grantee

This Instrument was prepared by: Weatherspoon & Voltz LLP (without benefit of title examination)

Brief description for the Index

6105 U.S. 70 West, Mebane, NC 27032

THIS DEED made this 10th day of December, 2015, by and between

GRANTOR	GRANTEE
GLANDON FOREST EQUITY, LLC, a North Carolina limited liability company 3825 Barrett Drive, Suite 100 Raleigh, NC 27609	FOUR W'S, INC., a North Carolina corporation P.O. Box 1254 Dunn, NC 28335

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 County of Orange, State of North Carolina, and being more particularly described as follows:

See attached Exhibit A

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5949, Page 160, Orange County Registry.

A Map showing the above described property is recorded in Plat Book 114, Page 94, Orange County Registry.

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.

Submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

And the Grantor covenants with the Grantee, that 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 affecting the subject property:

See attached Exhibit B.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

GLANDON FOREST EQUITY, LLC,
a North Carolina limited liability company

By: [Signature]
Name: George T. Barnes, Jr.
Title: Manager

By: [Signature]
Name: George C. Venters, Jr.
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, SHERRIANN N HEPPS, a Notary Public of the County and State aforesaid, certify that George T. Barnes, Jr. and George C. Venters, Jr., being personally known to me, personally came before me this day and acknowledged that they are the Managers of Glandon Forest Equity, LLC, a North Carolina limited liability company, and that they, as Managers, being authorized to do so, voluntarily executed the foregoing on behalf of said limited liability company for the purposes stated therein.

WITNESS my hand and notarial seal, this 7th day of December, 2015.

[Signature]
Notary Public

Printed Name: SHERRIANN N HEPPS

My Commission Expires: 3-15-16

[Affix Notarial Seal]

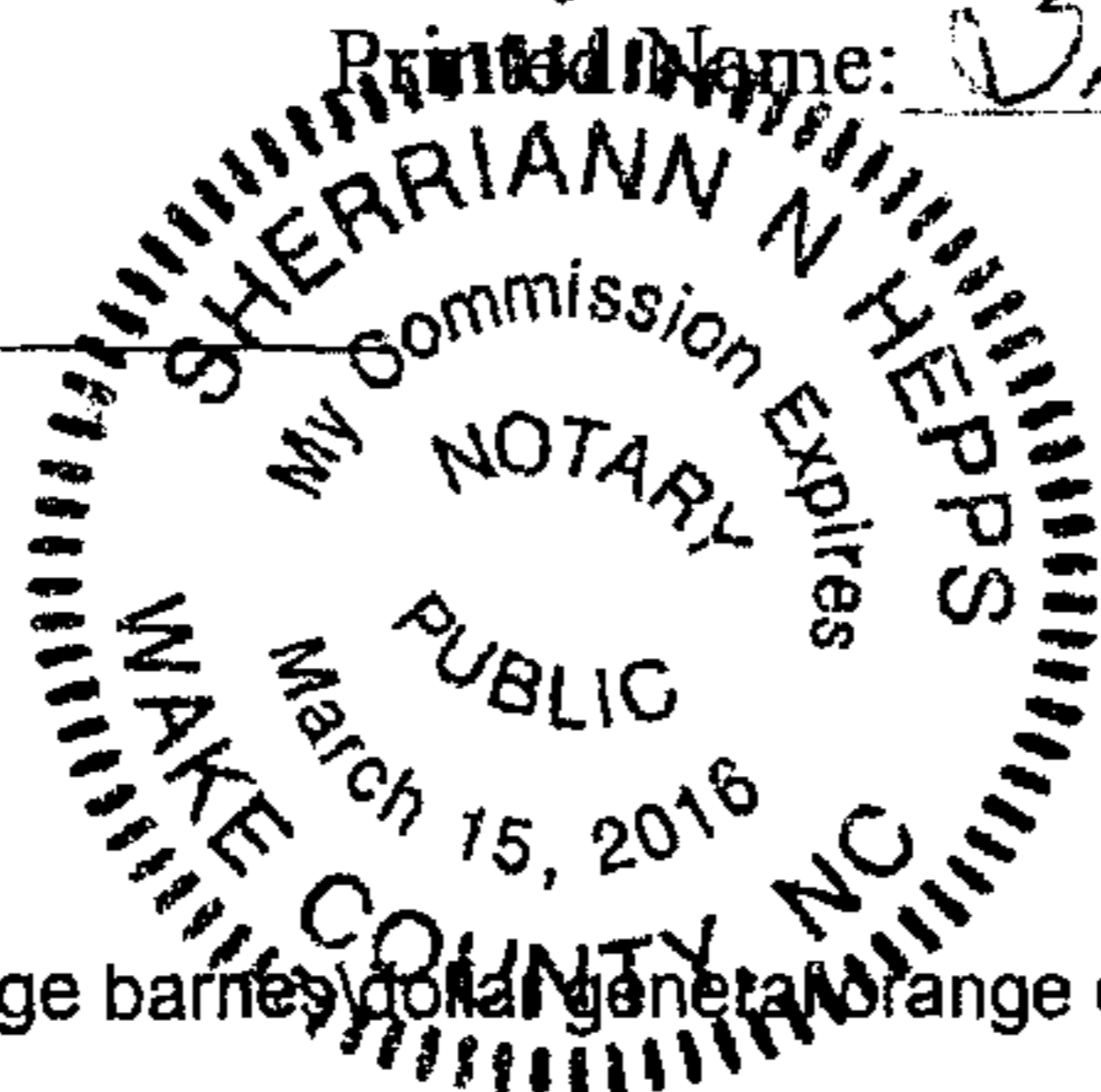


EXHIBIT A

LEGAL DESCRIPTION

Lying and being in Cheeks Township, Orange County, North Carolina, adjacent to the lands of Frazier Road (S.R. 1310), U.S. Highway 70, Alpha Drive (Unimproved 60' R/W) and Mauricio & Alejandro Rivera, containing 4.18 acres (net of R/W) and BEING ALL OF LOT 1 as shown with particularity on plat titled "Right-Of-Way Dedication Plat PROPERTY OF MEBANE LUMBER & HARDWARE COMPANY, INC." dated April 30, 2015 as surveyed by Newcomb Land Surveyors, LLC, which was recorded on May 1, 2015 in Plat Book 114 at Page 94 in the Office of the Register of Deeds of Orange County, North Carolina. Lot 1 herein described is designated as PIN:9835-40-4656.



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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and subsequent years not yet due and payable.
2. Matters shown on map recorded in Plat Book 114, Page 94, Orange County Registry.
3. Right(s) of Way and Easement(s) to Duke Power Company recorded in Book 236, Page 388, Orange County Registry.
4. Easement(s) to North Carolina Department of Transportation recorded in Book 254, Page 1912, Orange County Registry.
5. Bioretention Operation and Maintenance Agreement recorded in Book 6004, Page 119, Orange County Registry.
6. All other easements, covenants, declarations, restrictions, maps, and rights-of-way of record in the Orange County Registry affecting the property described herein, and matters that would be shown on a current and accurate survey.

