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BK 6782 PG 1395 - 1402 (8) DOC# 30072986  
This Document eRecorded: 05/25/2022 11:56:17 AM  
Fee: \$26.00 Tax: \$6,311.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by JESSICA HAGER

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 6,311

Parcel Identifier Nos.: 9834261132, 9834257896, 9834271021, 9834173345, 9834171005, 9834360270 *HR*

Mail after recording to: GRANTEE

This instrument was prepared by:  
Williams Mullen (Attn: Lemuel Whitsett) 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: 6346 & 6334 Rabbit Run Lane, Parcel B on PB 81/97, Parcels 1A and 2A on PB 124/49, vacant land along 85/40.

THIS DEED made this 20 day of May, 2022, by and between:

GRANTOR	GRANTEE
Greenpointe L.L.C. a North Carolina limited liability company 7201 Creedmoor Road, Suite 140 Raleigh, NC 27613	Buckhorn Industrial II LLC, a Delaware limited liability company c/o Al. Neyer, LLC 302 West 3rd Street, Suite 800 Cincinnati, OH 45202

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 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 Grantee in fee simple, all of their interest in that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

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

submitted electronically by "Williams Mullen"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 6774, Page 250; Book 6774, Page 254; Book 6774, Page 937; Book 6774, Page 940; Book 124, Page 182; Book 6775, Page 592; Book 6775, Page 595; and Book 6778, Page 2249 of the Register of Deeds, Orange County, North Carolina.

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

And Grantor covenants with Grantee that Grantor is seized of the property 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, except for the lien of ad valorem taxes for the year 2022, now yet due and payable; easements, restrictions and rights of way of record, if any, affecting the Premises; and governmental zoning, building laws, codes and ordinances.

**(Signature page follows)**

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

GREENPOINTE L.L.C.,  
a North Carolina limited liability company

By: [Signature]  
Name: Jeff Grote  
Title: Mgr

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, J. Kenneth Edwards, a Notary Public of the aforesaid County and State, do hereby certify that the following person, being personally known to me or by producing satisfactory evidence of his identity, to wit Jeff Grote, the Manager of GREENPOINTE L.L.C., a North Carolina limited liability company, personally appeared before me this day, and acknowledged to me that he is voluntarily signed the foregoing document for the purpose stated therein on behalf of the company.

Date: 5/20/22

[Signature]  
Official Signature of Notary

J. Kenneth Edwards  
Notary's Printed or Typed Name

My Commission Expires: 12-15-2025

OFFICIAL SEAL

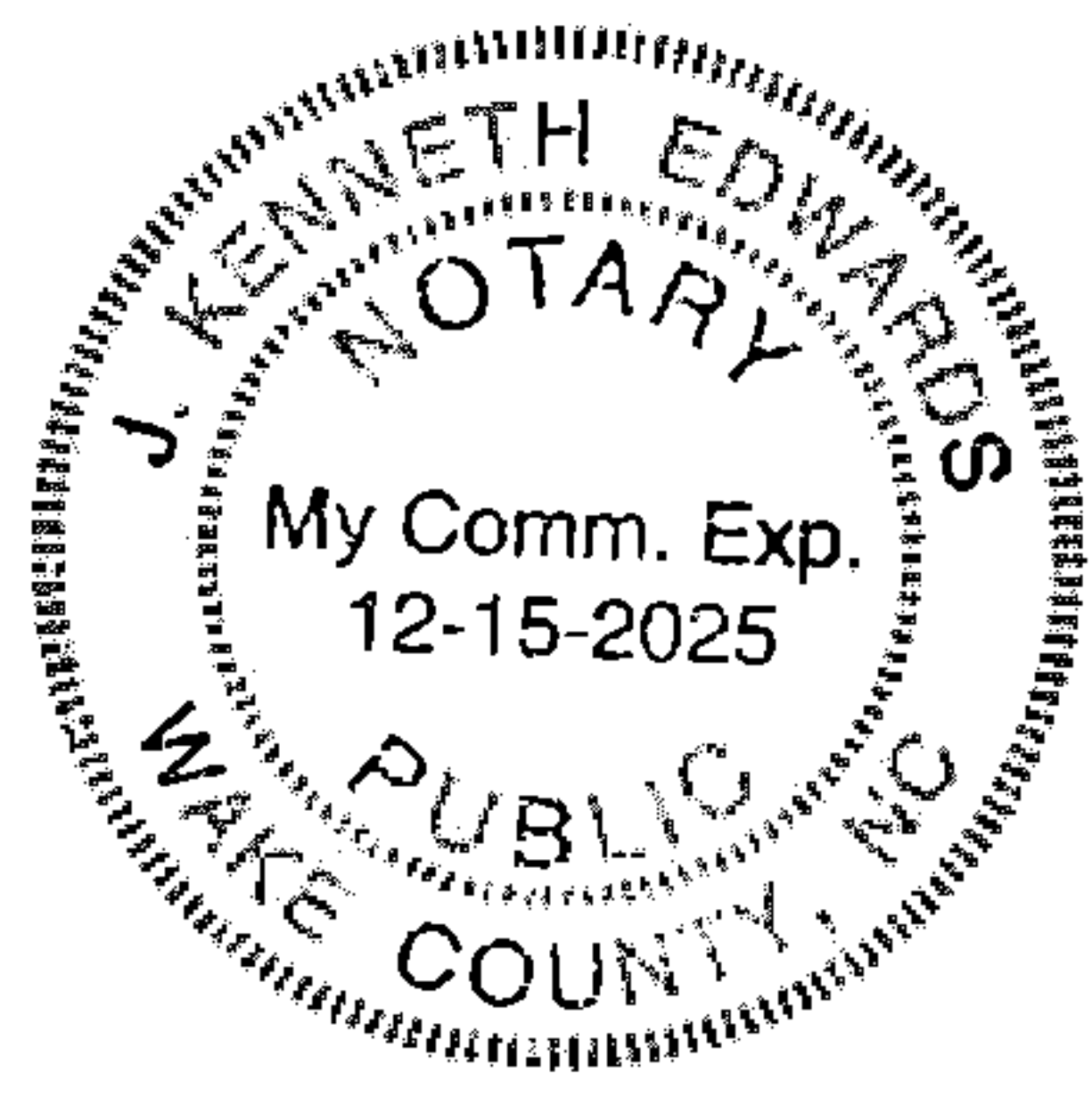


EXHIBIT A

## LEGAL DESCRIPTION

Parcel I:

BEING all of that 11.62 acres as shown on the plat entitled "Survey for: Greenpoint, LLC, and Karen L. Hill, Trustee, ETAL, and Donald Hill, Jr. & Karen L. Hill" dated April 20, 2022, and recorded April 25, 2022, in Book 124, Page 182 of the Orange County, North Carolina, Register of Deeds.

Parcel II:

*(Tracts I, II, and III that make up Parcel I are to remain as one for tax purposes.)*

## Tract I:

Being all that certain tract or parcel of land in Cheeks Township Orange County, North Carolina, and more particularly described as follows:

ADJOINING the lands of Lila F. Shambley, A. Lloyd lands, Massey lands, C. R. Bowman Land BEGINNING at an iron stake, a corner with said Bowman (Southeast corner), running thence with the line of said Bowman, North 12<sup>0</sup> West 336.3 feet to an iron stake, corner with said Bowman in the line of said Lila F. Shambley; running thence with her line North 80<sup>0</sup> West 915.3 feet to an iron stake, corner with said Lloyd; thence with his line South 6<sup>0</sup> East 886.6 feet to an iron stake, corner with said Massey; thence with the line of said Massey (massie), South 72<sup>0</sup> East 608.6 feet to an iron stake, corner with said Massey and said Bowman; thence with the line of said Bowman, North 13<sup>0</sup> East 587 feet to an iron stake, corner with said Bowman; thence with line of said Bowman DUE EAST- 176.2 feet to the BEGINNING, containing 16.35 acres, be it more or less. This is by actual survey made this the 22nd day of February. 1955, and magnetic bearings are of this date.

## Tract II:

BEGINNING at an iron stake, a new corner in the North line of Marvin Doby property, which new corner is located North 72<sup>0</sup> 25' 10" West 165.26 feet from an iron stake found at the Southwest corner of the Leonia Swepson property as shown on the plat hereinafter referred to; thence from said beginning point along the Marvin Doby line North 72<sup>0</sup> 25' 10" West 667.73 feet to an axle found in the North line of said Doby property; thence with the line of other property of C. R. Bowman as follows: North 07<sup>0</sup> 56' 50" East 592.04 feet to an iron stake, South 89<sup>0</sup> 30' East 176.20 feet to an iron stake, and North 11<sup>0</sup> 30' West 336.30 feet to an iron stake found in the South line of Walter Wynn property; thence with the South line of said Wynn property South 79<sup>0</sup> 30' East 445.65 feet to an iron stake, a new corner which new corner is located N. 79<sup>0</sup> 30' W. 200

feet to an iron stake found in the center of a driveway at the Northwest corner of the Walter Evans property; thence a new line (being the West line of a 4.2465 acre lot retained by C. R. Bowman and wife) South  $0^{\circ} 25'$  East 1,034.88 feet to the BEGINNING POINT, containing 12.0834 acres according to plat and survey of John D. Somers. Reg. Sur., dated December 18, 1971, and entitled "PLAT SHOWING PROPERTY OF CHARLES MICHAEL BOWMAN AND WIFE, ELIZABETH COLE BOWMAN".

**Tract III:**

BEGINNING at an iron in the line of Walter T. Wynn, the Northwest corner of Walter W. Evans, said iron being approximately 837.1 feet West of the center line of N. C. Secondary Road 1114; thence with Walter W. Evans South  $2^{\circ} 45'$  West 26.92 feet to an iron, the new Northeast corner of C. R. Bowman; thence a new line with C. R. Bowman South  $64^{\circ} 49' 36''$  West 217.63 feet to an iron; thence North  $0^{\circ} 43' 30''$  East 159.90 feet to an iron in the line of Walter T. Wynn; thence with the Wynn line South  $78^{\circ} 21' 30''$  East 200.35 feet to an iron, the point and place of BEGINNING, containing 0.42 acres, more or less, according to plat of survey of the "PROPERTY OF CHARLES M. BOWMAN" by Robert A. Jones. R.S.L.-639' dated July 20, 1978.

**Parcel III:**

BEGINNING at a 1/2" existing iron pipe located in the northwestern most corner of Tract no. 3 containing 3.8 acres now or formerly owned by Marah Vaughn Wilson as the same is reflected in Plat Book 5, Page 122, Orange County Registry; runs thence North  $00^{\circ} 54' 57''$  East 415.06 feet to an existing iron pipe in the common line of Tract no. 4 as shown in Plat Book 5, Page 122, Orange County Registry, the northeastern corner of the tract herein described; runs thence South  $62^{\circ} 22' 06''$  West 217.63 feet to a 5/8" Rebar set; runs thence South  $01^{\circ} 09' 18''$  East 872.91 feet to a 1/2" existing iron pipe; runs thence South  $73^{\circ} 10' 45''$  East 164.76 feet to a 1" existing iron pipe, the southeastern corner of the tract herein described; runs thence North  $01^{\circ} 56' 45''$  East 156.79 feet to a 1/2" existing iron pipe; runs thence North  $00^{\circ} 46' 38''$  East 227.33 feet to a 3/4" existing iron pipe; runs thence North  $00^{\circ} 43' 34''$  East 222.35 feet to the POINT AND PLACE OF BEGINNING; containing 3.84 acres, as shown on a survey prepared by R.S. Jones & Associates, Inc. and entitled "ALTA/NSPS Land Title Survey for AL Neyer, LLC," dated November 18, 2021, and being the same property described in that deed recorded in Book 1654, Page 406, Orange County Registry.

Property Addresses for Parcel I and Parcel II: 6346 & 6334 Rabbit Run Lane, Mebane, NC 27302

**Parcel IV:**

*(These parcels are to remain one (1) tax parcel per telephone DB)*

Being all that certain lot or parcel of land situated in Cheeks Township, Orange County, North Carolina and more particularly described as follows:

Property on the west side of Buckhorn Road and BEING all of Parcel B containing 13.388 acres, more or less, which borders on I-85 North and I-40 East Bound Lanes as shown in plat entitled "Final Plat Walter T. Wynn, Jr., Homer Dudley, John Snead, Jr. and ET AL" by Kim R. Lilly, Registered Land Surveyor, recorded in Plat Book 81, Page 97, Orange County Registry, to which reference is made.

And

BEING all of Lot 1A, containing 0.04 acre, and all of Lot 2A, containing 0.04 acre, as shown on that map entitled "Survey for Greenpointe, LLC", prepared by R.S. Jones & Associates, Inc., dated April 2, 2021, and recorded in Plat Book 124, Page 49, Orange County Registry.

And

BEING all of that area labeled as "Deed/Survey Gap," containing 0.03 acre, as shown on that map entitled "Survey for Greenpointe, LLC" prepared by RS. Jones & Associates, Inc., dated April 2, 2021, and recorded in Plat Book 124, Page 49, Orange County Registry.

**Parcel V:**

BEGINNING at an iron stake corner with the Northwestern corner of Tract #3 in the line of C.R. Bowman; running thence with said C.R. Bowman, N. 2 degrees 45' E. 441.4 ft. to an old iron stake in road; running thence with the South side of said Road and with Mrs. J.W. Shambley, S. 80 degrees 32' E. 426 ft. to an iron stake in the road, corner with Tract #5; running thence with the Western line of Tract #5, S. 9 degrees 28' W. 393.2 ft. to an iron stake corner with Lot #5 in the Northern line of Tract #3; running thence with the Northern line of Tract #3 N. 87 degrees 30' W. 377.7 ft. to the BEGINNING and being Tract #4 of the division of the Frances Vaughn Property as surveyed by W.T. Hall, C.E., April 13 and 19, 1955. See Plat Book 5, Page 122, Orange County Registry.

**Parcel VI:**

BEING all of that deed gap containing 0.2 acre, being more particularly described as follows:

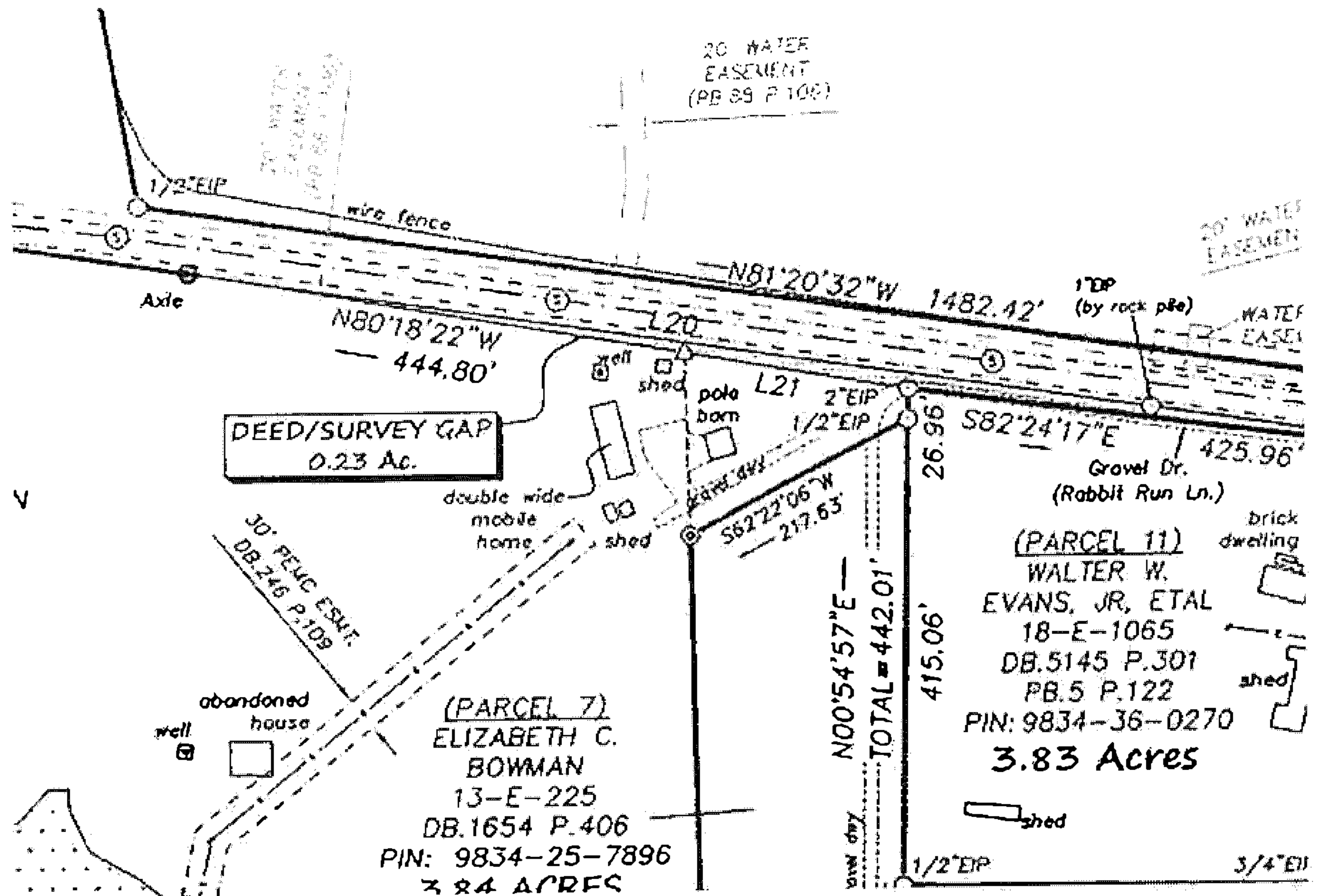
BEGINNING at a 1/2" existing iron pipe, being the northwest corner of Lot 1A as shown on that map recorded in Plat Book 124, Page 49, Orange County Registry; runs thence N 7° 37' 27" East 6.66 feet to a computed point, being the northeast corner of the tract herein described; runs thence N 81° 20' 31" West 207.19 feet to a 1" existing iron pipe near a rock pile; runs thence N 81° 30' 24" West 863.93 feet to an axle, being the western corner of the tract herein described and

being in the northern line of property owned now or formerly by Elizabeth C. Bowman; runs thence along the northern Bowman line S 80° 18' 22" East 444.80 feet to a computed point in the northern Bowman line; runs thence continuing along the northern Bowman line S 80° 10' 00" East 200.66 feet to a 2" existing iron pipe, being the northeastern corner of the now or formerly Bowman tract and the northwestern corner of the tract now or formerly owned by the heirs of Walter W. Evans, Sr.; runs thence along the northern line of the Walter W. Evans, Sr. tract S 82° 24' 17" East 425.96 feet to an existing iron pipe, the point and place of BEGINNING, being all of that deed/survey gap containing 0.20 acre, as shown on that survey entitled "Recombination Survey for Greenpointe, LLC," prepared by R.S. Jones & Associates, Inc. Land Surveyors, dated January 14, 2022, a portion of which Recombination Survey depicting a Deed/Survey Gap of 0.23 acres is attached hereto as Exhibit B, such 0.23 deed gap, less and except that certain 0.03 acre deed gap as shown on the plat entitled "Survey For Greenpointe, LLC", prepared by R.S. Jones & Associates, Inc. Land Surveyors, dated April 2, 2021, and recorded in Book 124, Page 49, of the Orange County, North Carolina, Register of Deeds, being the deed gap which is the subject of this legal description.

**Parcel VII:**

BEGINNING at an iron stake set in the line of Johnny and Margie Lloyd, corner with Charles and Elizabeth Bowman; running thence with the line of Lloyds North 02 deg. 56 min. 11 sec. West 190.92 feet to an axle, corner with Byrd Family Limited Partnership; thence with said Partnership North 03 deg. 46 min. 28 sec. West 568.70 feet to an iron stake set in the southern boundary of the right-of-way of 1-85/1-40, corner with said Partnership; thence along the right-of-way of 1-85/140 North 99 deg. 59 min. 49 sec. East 206.57 feet to a R/W disk; thence continuing along right-of-way of 1-85/140 South 79 deg. 54 min. 07 sec. East 30.67 feet to an iron stake set in the line of Blue Beacon International, Inc.; thence with said Blue Beacon International, Inc. South 05 deg. 48 min. 56 sec. east 394.56 feet to an iron stake in said line of Blue Beacon International, Inc., thence continuing along said line of Blue Beacon International, Inc. South 05 deg. 78 min. 36 sec. East 426.78 feet to an angle iron set in the line of Charles and Elizabeth Bowman and corner with Blue Beacon International, Inc.; thence along said line of Bowmans North 77 deg. 11 min. 59 sec. West 275.85 feet to the BEGINNING, said line being approximately 0.5 feet South of a wire fence, said tract containing 4.5 acres, more or less. The foregoing description was obtained from a plat and survey by Phillip W. Riley, Professional Land Surveyor, dated October 22, 2001, entitled "Boundary Survey Property of Bertha Evans Heirs".

EXHIBIT B



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS