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BML

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$826.00

GB

Revenue Stamps: \$826.00

PIN: 9824890544

MAA

Prepared by: Chad Wesley Riggsbee, Attorney at Law, P.O. Box 147, Pittsboro, NC 27312

Return after Recordation to Grantee

Description for the Index: 651-653 Mattress Factory Road, Mebane, NC 27302

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of June, 2016, by and between

GRANTOR: MAXILUCAS, INC.
A North Carolina Corporation
307 Birch Circle
Chapel Hill, NC 27517

GRANTEE: BRLP MEBANE, LLC
A North Carolina Limited Liability Company
P.O. Box 1130
High Point, NC 27261

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 those certain lots or parcels of land situated in Orange County, North Carolina, and more particularly described as:

BEING ALL that lot or parcel of land depicted as Tract 1, containing 26.36 acres, more or less, as depicted on that survey or plat entitled "Recombination/Exempt Plat ECOPLEXIS 'Mattress Factory Farm'," by Stewart – Proctor, PLLC, Engineering and Surveying, dated July 14, 2015, and recorded in Plat Book 114, Page 155, Orange County Registry, reference to which plat is hereby made for a more particular description.

The above-described property is known as Orange County Parcel ID Number 9824890544, and is the result of a recombination of Orange County Parcel ID Number 9824795427 and Orange County Parcel ID Number 9824891782.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements and rights of way of record if any, and ad valorem taxes for the current year.

The property herein described was originally acquired by Grantor via instrument in Book 5750, Page 329, Orange County Registry. For further chain of title, please see Deed Book 5996, Page 594, and Deed Book 5406, Page 1, Orange County Registry. Notice of recombination of Orange County Parcel ID Number 9824795427 and Orange County Parcel ID Number 9824891782 is recorded in Deed Book 5996, Page 594, Orange County Registry. This property was not the personal residence of Grantor.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed and sealed this the day and year first above written.

MAXILUCAS, INC.
A North Carolina Corporation

By: *Yassine Ouchchy* (SEAL)
Yassine Ouchchy, President

State of North Carolina
County of Chatham

I, *Chad Wesley Riggsbee*, a Notary Public in and for said County and State, certify that Yassine Ouchchy came before me this day and acknowledged that he is the President of Maxilucas, Inc., a North Carolina Corporation, and that he acknowledged the due execution of the foregoing instrument for the purposes therein expressed, on behalf of said corporation.

Witness my hand and official stamp or seal, this 21st day of June, 2016

My Commission Expires: 11/03/2019
Chad Wesley Riggsbee
Notary Public

