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Doc No: 30060589
Recorded: 11/05/2021 10:42:40 AM
Fee Amt: \$26.00 Page 1 of 5
Excise Tax: \$5,200.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK **6753** PG **1924 - 1928 (5)**

Anna Wood

GENERAL WARRANTY DEED

PIN #9893-41-1934 *KPC*

Prepared by: D. MICHAEL PARKER
Return to: Grantee @ 6801-C Mt. Hermon Church Rd, Durham, NC 27705
Revenue Stamps = \$ 5,200.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 4 day of November, 2021,
by and between, **FORMAX PROPERTIES, LLC.**, a North Carolina limited liability
company, Party of the First Part, (hereinafter referred to as "Grantor"), and **SME 6801, LLC.**,
a North Carolina limited liability company, Party of the Second Part, (hereinafter referred to
as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) to them in hand paid and other good and valuable considerations, the receipt of
which is hereby acknowledged, have and by these presents do grant, bargain, sell and
convey unto the Grantee in fee simple all those certain tracts or parcels of land located in
Orange County, North Carolina and being more particularly described as follows:

PIN #9893-41-1934

SEE EXHIBIT A

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

And the Grantor covenant with the Grantee that the Grantor are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

FORMAX PROPERTIES, LLC

Waylon E. McFarland
Waylon E. McFarland, Manager

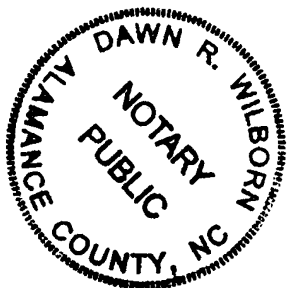
NORTH CAROLINA

COUNTY OF Alamance

I, Dawn R. Wilborn, Notary Public of the county and state aforesaid, do hereby certify that **WAYLON E. MCFARLAND**, Manager of **FORMAX PROPERTIES, LLC.**, personally came before me this day and acknowledged the due execution of the foregoing instrument for **FORMAX PROPERTIES, LLC.**, a limited liability company, for the uses and purposes therein set forth.

WITNESS my hand and official seal, this the 4 day of November, 2021.

My Commission Expires: 7-31-2026



Dawn R. Wilborn
Notary Public
Print or type name: Dawn R. Wilborn

FORMAX PROPERTIES, LLC

Sonya L. McFarland
Sonya L. McFarland, Manager

NORTH CAROLINA

COUNTY OF Alamance

I, Dawn R Wilborn, Notary Public of the county and state aforesaid, do hereby certify that **SONYA L. MCFARLAND**, Manager of **FORMAX PROPERTIES, LLC.**, personally came before me this day and acknowledged the due execution of the foregoing instrument for **FORMAX PROPERTIES, LLC.**, a limited liability company, for the uses and purposes therein set forth.

WITNESS my hand and official seal, this the 4 day of November, 2021.

My Commission Expires: 7.31.2026



Dawn R Wilborn
Notary Public
Print or type name: Dawn R Wilborn

Orange County PIN No. 9893-41-1934

LYING and being in Orange County, State of North Carolina, and being more particularly described as follows: Beginning at an iron stake in the southern right of way line of Mt. Herman Church Road, SR #1713 (formerly know as SR #1812), said point also being the northwestern corner of Ruth Lamb (now or formerly) as described in Deed Book 289 at page 29, Orange County Registry, and running thence from said beginning point along the southern right of way line of said Mt. Herman Church Road, North $34^{\circ} 30' 33''$ East 317.96 feet to an existing iron pipe; thence continuing along the southern right of way of said Mt. Herman Church Road, North $34^{\circ} 46' 17''$ East 160.08 feet to a point; thence continuing with the arc of a curve to the right having a radius of 860.55 feet an arc distance of 193.61 feet to a point; thence leaving the southern right of way of said Mr. Herman Church Road, South $01^{\circ} 38' 54''$ West 213.21 feet to an existing iron pipe in the southern right of way of a Duke Power Company easement; thence South $66^{\circ} 15' 02''$ East 179.66 feet to an existing iron pipe in the western right of way line of the Southern Railway Spur Line; running thence along the western right of way line of the Southern Railway Spur Line, South $26^{\circ} 58'$ West 379.27 feet to an iron set found; thence continuing along the western right of way line of the Southern Railway Spur Line with the arc of a curve to the right having a radius of 1,018.21 feet, an arc distance of 43.66 feet to an existing iron pipe, said point being the northeast corner of Lamb (now or formerly); thence along the line of Lamb (now or formerly) North $71^{\circ} 19' 44''$ West 384.67 feet to an existing iron pipe, the point and place of beginning and being all of that property shown as Lot 1 on plat of survey dated March 22, 1993, entitled "PROPERTY SURVEYED FOR CAROLINA BUILDERS CORPORATION" prepared by Freehold Land Surveys, Inc.