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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,400.00

Parcel Identifier No. 9824796055 Verified by     *RM*     County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

**This instrument prepared by Ryan D. Moffitt, a licensed North Carolina attorney, without benefit of title examination or tax advice. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Prepared by: Ryan D. Moffitt, The Vernon Law Firm, P.A., P.O. Drawer 2958, Burlington, NC, 27216  
Return to: Grantee

Brief description for the Index: 6.4 acres, 708 Mattress Factory Road, Orange County, Mebane, NC

THIS DEED made this the 2<sup>nd</sup> day of December, 2022, by and between

GRANTOR	GRANTEE
ALLEN FAMILY PROPERTIES, LLC, A North Carolina limited liability company P.O. Box 586 Nellysford, VA 22958-0586	SUPERIOR PROPERTIES OF MEBANE, LLC, a North Carolina limited liability company P.O. Box 446 Mebane, NC 27302

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 Cheeks Township, Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1919, Page 538 of the Orange County Registry.

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

Submitted electronically by "The Vernon Law Firm, A Professional Association" 11241W-000002/454039 v2  
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.

Title to the above-described real property is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights-of-way and easements properly of record, if any, and current year ad valorem taxes.

The Grantor covenants with the Grantee that, except for the exceptions to the title hereby conveyed as set forth above, the Grantor has done nothing to impair such title as the Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor.

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

ALLEN FAMILY PROPERTIES, LLC, Grantor

BY: Jerry Wrenn (SEAL)  
NAME (PRINTED) Jerry Wrenn, Manager

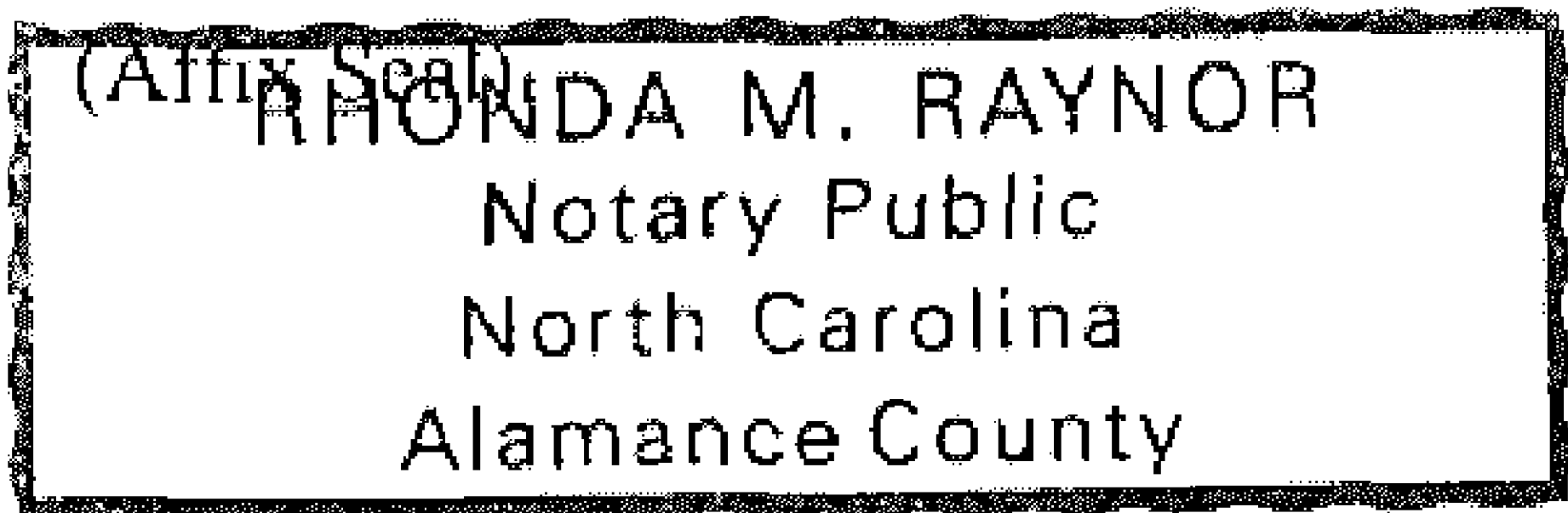
State of NC - County of Alamance

I, the undersigned Notary Public of the County and State aforesaid, certify that the following individual personally came before me this day in the capacity indicated and acknowledged that Jerry Wrenn, Manager of Allen Family Properties, LLC, as the Grantor by authority duly given and as the act of the Grantor entity, ALLEN FAMILY PROPERTIES, LLC, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 2<sup>nd</sup> day of December, 2022.

My Commission Expires: January 16, 2025

Rhonda M. Raynor Notary Public  
Rhonda M. Raynor  
Notary's Printed or Typed Name



## EXHIBIT "A"

## Property Description

A tract of land in Cheeks Township, Orange County, N.C. containing 6.3952 acres, more or less, and being bounded on the west, in part, by the North Carolina State Road 1302, and on the north and east by C. L. Murray, said tract being more particularly described as follows:

BEGINNING at an iron pipe located in the eastern right of way of Mattress Factory Road (North Carolina State Road No. 1302) where it intersects with the southern side of a gravel road and the property of C. L. Murray as shown on a map hereinafter referred to; and run thence with the southern boundary of the gravel road and the property of C. L. Murray as aforesaid, North 82° 15' East 618.47 ft. to an iron pipe; thence with a western property line of C.L. Murray, South 7° 38' East 552.90 ft. to an iron pipe; thence with a northern property line of Pat Neese, South 84° 35' 30" West 485.65 ft. to an iron pipe; thence with the eastern boundaries of Allen, then Bradshaw, then Neese, then Ray, North 5° 50' West 400 ft. to an iron pipe; thence with a northern boundary of said Ray, South 84° 45' West 150.0 ft. to an iron pipe in the eastern right of way of Mattress Factory Road; thence with the eastern right of way of Mattress Factory Road, North 5° 50' West 127.0 ft. to the iron pipe at the point and place of BEGINNING and being 6.3952 acres, more or less, as shown on a map entitled property of Efland Hosiery Mill, Inc., Cheeks Township, Orange County, North Carolina, by Harold B. Spoon, Registered Land Surveyor, dated August 24, 1968, to which reference is hereby made for a more particular description.