

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 5,050 KPC

Parcel Identifier No. 9825404628 & 9825502531

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee 13925 Ballantyne Corp. Pl., Ste. 300, Charlotte, NC 28277

This instrument was prepared by: Joseph W. Marion (Without benefit of title exam)

Brief description for the Index: 27.31 acres, more or less and 53.25 acres, more or less

THIS DEED made this 2nd day of September, 2021, by and between

GRANTOR	GRANTEE
TICON PROPERTIES, LLC, a North Carolina limited liability company	MERITAGE HOMES OF THE CAROLINAS, INC. an Arizona Corporation
Address: 2828 Pickett Road #120 Durham, NC 27705	Mailing Address: 13925 Ballantyne Corp. Pl, Ste. 300 Charlotte, NC 28277

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 City of _____, Chicks Township, Orange County, North Carolina and more particularly described as follows:

Submitted electronically by "St. Amand & Efrid PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

30436 UNOFFICIAL Document

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See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4530, Page 170 and Book 4542, Page 22.

A map showing the above described property is recorded in Plat Book 103, Page 158 and Plat Book 90, Page 182.

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, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record, including without limitation those exceptions listed on Exhibit B, attached hereto.

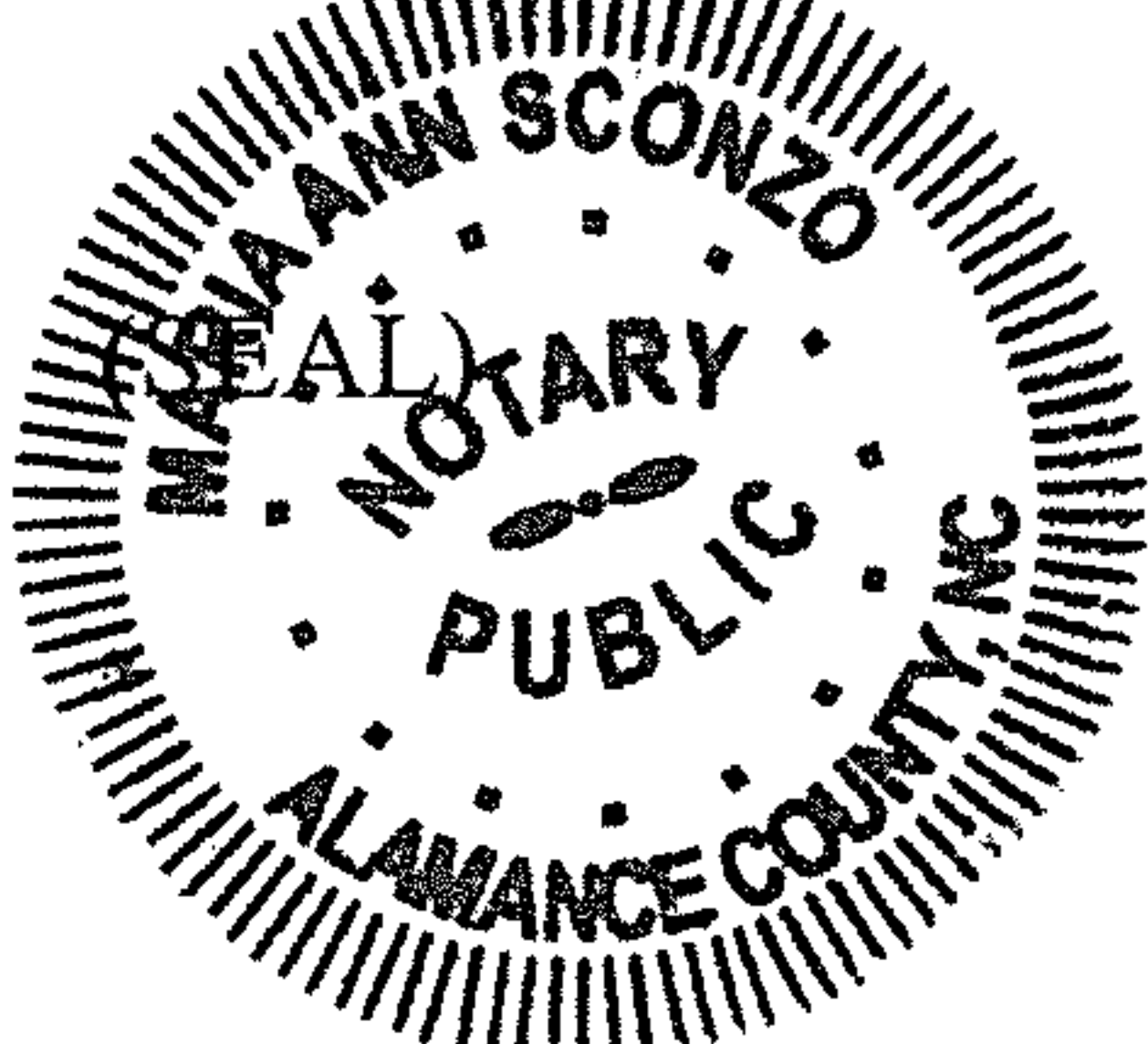
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TICON PROPERTIES, LLC, a North Carolina limited liability company _____ (Seal)

By: W. Jack McGhee, III _____ (Seal)
W. Jack McGhee, III, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **W. Jack McGhee, III** personally came before me this day and acknowledged that he is the **Manager of Ticon Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he voluntarily executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 2nd day of September, 2021.



Sign: Maria Ann Sconzo
Maria Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

UNOFFICIAL DOCUMENT

EXHIBIT A

Parcel 1:

Property located on east side of Oakwood Street Extension (NCSR 1300) in Orange County, North Carolina consisting of **27.310 acres**, more or less and being the property shown on a map entitled "Boundary Survey for: Lands of the Estate of Virginia Clayton Long and the First Baptist Church of Mebane" prepared by S.D. Puckett & Assoc., Inc., PLS, with survey date of 1/30/2008 and plot date of 4-24-2008, recorded in Plat Book 103 at Page 158, Orange County Registry, to which reference is made.

The above property has a parcel PIN #9825404628.

Parcel 2:

BEING all of the certain tract or parcel of land containing **53.25 acres**, more or less, according to plat of survey entitled "BOUNDARY SURVEY FOR: LOUISE HOLT HEATH" by Jim Morrow, PLS, dated July 8, 2020, said plat being recorded in Plat Book 90 at Page 182, Orange County Registry, to which reference is made.

This above property has a parcel PIN #9825502531

EXHIBIT B**(Exceptions)**

- Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA Survey TICON Title Commitment" by Richard Ellis Bullock, Jr., P.L.S., Maerstan, PLLC Land Surveyors, dated September 1, 2021.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 19, page 20; Plat Book 22, page 199; Plat Book 90, page 182; Plat Book 103, page 158; Plat Book 104, page 150; Plat Book 120, pages 184 through 193, inclusive.
 4. Right of Way Agreement in favor of the State Highway Commission, recorded in Book 177, page 336.
 5. Right of Way Agreement in favor of Duke Power Company, recorded in Book 217, page 536.
 6. Right of Way Agreement in favor of Duke Power Company, recorded in Book 248, page 1515.
 7. Right of Way Agreement in favor of Duke Power Company, recorded in Book 409, page 558.
 8. Ordinance Establishing and Extending Extra Territorial Zoning Jurisdiction for the City of Mebane, recorded in Book 668, page 610.
 9. Ordinance to Extend the Corporate Limits of the City of Mebane, recorded in Book 4628, page 174.
 10. Title to any portion of the Land lying within the right of way of E. Washington Street Extension; Mattress Factory Road; Oakwood Street; and Oakdale Avenue.
 11. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
 12. Sanitary Sewer Easement for Oakwood Business Center shown on Plat Book 105, page 22.