

BK 4323 PG 927 - 930

This instrument prepared by: Berman & Associates,
a licensed North Carolina attorney,
Delinquent taxes, if any, to be paid by the
closing attorney to the County Tax Collector
upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$366.00

Parcel Identifier No. 150959 and 159060 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Paul L. Oertel, III, 3493 Forestdale Drive, Suite 103, Burlington, NC 27215, without title examination or representations. _____

Brief description for the Index: _____

THIS DEED made this 31st day of March 2022, by and between

GRANTOR	GRANTEE
Adams Rentals, LLC A North Carolina limited liability company 1203 Belmont Street Burlington, NC 27215	Tian Feng Group, LLC A North Carolina limited liability company 1615 Creighton Hall Way Durham, NC 27703-8303

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in Albright Township, Alamance County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3448 at Page 323 and in Book 3725 at Page 942.

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

A map showing the above described property is recorded in Plat Book _____ at Page _____.

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:

Any Rights of Way, Easements and or Restrictions of Record, if any.

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

Adams Rentals, LLC

By: [Signature]
Robert Douglas Adams, sole member and manager.

State of North Carolina - County of Alamance

I, the undersigned Notary Public of the County of Alamance and State aforesaid, certify that _____ Robert Douglas Adams personally came before me this day and acknowledged that he is the Sole Member and Manager of Adams Rentals, LLC a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 31 day of March, 2022.

My Commission Expires: 4-29-23
(Affix Seal)

[Signature]
Paul L. Oertel, III Notary Public
Notary's Printed or Typed Name

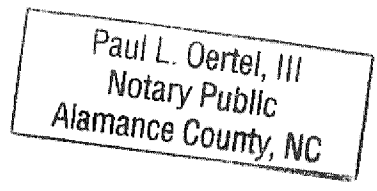


Exhibit A

Tract I
Flossie Drive

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN ALBRIGHT TOWNSHIP, ALAMANCE COUNTY, NORTH CAROLINA, ADJOINING PUBLIC ROAD, RALPH SHARPE, G.W. WILLIAMS, W.R. ELLINGTON AND SAMUEL W. DANIEL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF PUBLIC ROAD AT THE NORTHWEST CORNER OF SAMUEL W. DANIELS 0.6518 ACRE TRACT; THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 44 DEG. 15' 20" WEST 49.01 FEET TO A POINT AND NEW CORNER WITH RALPH SHARPE; THENCE A NEW LINE WITH SAID SHARPE (IRON STAKE IN THIS LINE 30 FEET FROM CENTER LINE OF ROAD), SOUTH 45 DEG. 26' 50" EAST 818.51 FEET TO AN IRON STAKE AND NEW CORNER WITH SAID SHARPE; THENCE A NEW LINE WITH SAID SHARPE, NORTH 69 DEG. 53' EAST 106.61 FEET TO AN IRON STAKE IN LINE OF G. W. WILLIAMS; THENCE WITH THE LINES OF G.W. WILLIAMS AND W.R. ELLINGTON, NORTH 33 DEG. 30' WEST 469.02 FEET TO AN IRON STAKE AT EDGE OF ROCK WALL AND CORNER WITH SAMUEL D. DANIEL 0.6518 ACRE TRACT; THENCE WITH SAID DANIEL, SOUTH 64 DEG. 52' 40" WEST 141.68 FEET TO AN IRON STAKE CORNER WITH SAID DANIEL; THENCE WITH THE LINE OF SAID DANIEL, NORTH 47 DEG. 18' 40" WEST 356.46 FEET TO THE POINT OF BEGINNING (IRON STAKE IN THIS LINE 30 FEET FROM BEGINNING POINT), AND CONTAINING 2.0369 ACRES, MORE OR LESS, AS SURVEYED BY JOHN D. SOMERS, REGISTERED LAND SURVEYOR, MARCH 24, 1963.

Tract 2

Ellington Road

A certain tract or parcel of land in Albright Township, Alamance County, North Carolina, adjoining George L. Williams' Heirs, Desmond Wood, G. W. Williams, Katie S. Ellington, William J. Allen and Ralph Sharpe, and being more particularly described as follows:

BEGINNING at an iron stake and corner with William J. Allen, Katie S. Ellington and G. W. Williams; thence with the line of William J. Allen, South 69 deg. 53' West 106.61 feet to an iron stake and corner with said Allen and Ralph Sharpe; thence a new line with the said Sharpe, South 69 deg. 53' West 49.51 feet to an iron stake and new corner with Ralph Sharpe; thence a new line with said Sharpe, South 33 deg. 07' East 435 feet to an iron stake and new corner with said Sharpe in the line of George L. Williams' Heirs; thence with the line of said Williams' Heirs, North 64 deg. East 156.12 feet to an iron stake and corner with Heirs, Desmond Wood and G. W. Williams; thence with the line of said Williams, North 33 deg. 30' West 420 feet to the POINT OF BEGINNING, and containing 1.507 acres, more or less, as surveyed by David Thompson on the 7th day of October, 1972.

Also conveyed are all of Grantor's right and interest in that perpetual access easement described in Deed Book 400 at Page 170.

ADAMS RENTALS, LLC

RESOLUTION TO SELL REAL PROPERTY

WHEREAS, Robert Douglas Adams, the Sole Member convened for the purpose of approving the sale of the real property known as 802-824 Flossie Drive and 421 Ellington Road, Graham, North Carolina for the Aggregate sales price of \$183,000.00; and,

WHEREAS, the Member, after due consideration and review of the contract and purchase price, concluded that it was in the best interest of ADAMS RENTALS, LLC to approve the sale of said real property; and,


WHEREAS, during the meeting of the Member of the Company, the Member took the following action;

RESOLVED, that the Company is authorized to enter into the necessary agreements for the sale of 802-824 Flossie Drive and 421 Ellington Road, Graham, North Carolina for the sales price of \$183,000.00; and it being

FURTHER RESOLVED, that the following Manager, Robert Douglas Adams, of ADAMS RENTALS, LLC, is hereby authorized to execute any and all documents necessary to effectuate the sale of said real property including, but not limited to, any deeds, lien waivers, bills of sale, and any other documents normally associated with the sale of real property.

THERE BEING no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, it was adjourned.

ADOPTED: 3-31-2022


Robert Douglas Adams, sole member