

JB
32839

Prepared by: Kim K. Steffan, Steffan & Associates, P.C., 2411 Old NC 86, Hillsborough, NC 27278

Return to: Grantees

N.C. Excise Tax - \$ 2401⁰⁰

NORTH CAROLINA

GENERAL WARRANTY DEED

ORANGE COUNTY

This deed, made and entered into this 24th day of June, 2021, by and between Margaret JoAnne Beikert Mann, widowed (Life Tenant), whose address is 1965 S. NC 119 Hwy, Mebane, NC 27302; Nathan Todd Mann (Remainderman) and spouse Angela Jones Mann, whose address is 406 E. Jackson St., Mebane, NC 27302; Gretchen Mann Sanders (Remainderman) and spouse Kevin Sanders, whose address is 1009 Hanford Rd., Graham, NC 27253; and Douglas Fenton Mann (Remainderman) and spouse Mary Louise Mann, whose address is 410 Glencoe Trail, Dayton, TN 37321, hereinafter referred to collectively as "Grantors"; and Buckhorn Industrial Park, LLC, whose address is 302 W. Third St., Suite 800, Cincinnati, OH 45202, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantors, for and in consideration of valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Cheeks Township, Orange County, North Carolina and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference
PIN #s 9834-44-5110 and 9834-43-8214 *m*

The property described above was acquired by Grantors by instrument recorded in Book 6625, Page 582, Orange County Registry. The property is not the primary residence of any Grantor.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

Submitted electronically by "Williams Mullen"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

Submitted electronically by "Williams Mullen"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

And Grantors covenant with Grantee that Grantors 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Spouses have executed this deed for the purpose of conveying their respective statutory marital interests, and make no warranties hereunder.

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantors and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first above written.

Margaret JoAnne Beikert Mann (SEAL)
Margaret JoAnne Beikert Mann

Nathan Todd Mann (SEAL)
Nathan Todd Mann

Angela Jones Mann (SEAL)
Angela Jones Mann

Gretchen Mann Sanders (SEAL)
Gretchen Mann Sanders

Kevin Sanders (SEAL)
Kevin Sanders

(SEAL)
Douglas Fenton Mann

(SEAL)
Susie Mann

And Grantors covenant with Grantee that Grantors 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 Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Spouses have executed this deed for the purpose of conveying their respective statutory marital interests, and make no warranties hereunder.

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The designation Grantors and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first above written.

_____(SEAL)
Margaret JoAnne Beikert Mann

_____(SEAL)
Nathan Todd Mann

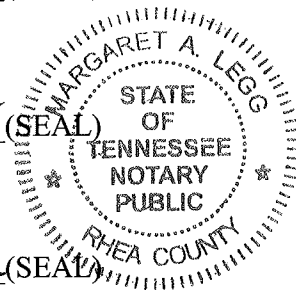
_____(SEAL)
Angela Jones Mann

_____(SEAL)
Gretchen Mann Sanders

_____(SEAL)
Kevin Sanders

Douglas Fenton Mann

Douglas Fenton Mann



Mary Louise Mann
_____(SEAL)
~~Susan Mann~~
Mary Louise Mann

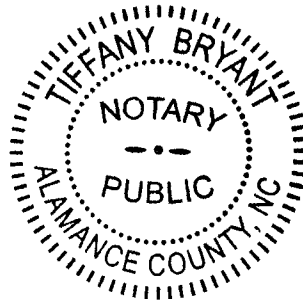
STATE OF NORTH CAROLINA

Alamance COUNTY

I, Tiffany Bryant, Notary Public of said County, do hereby certify that Margaret JoAnna Beikert Mann, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 day of June, 2021.

Tiffany Bryant
NOTARY PUBLIC



My commission expires: 4/23/25

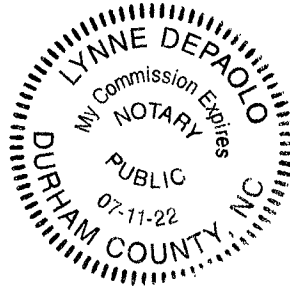
STATE OF NORTH CAROLINA

Durham COUNTY

I, Lynne DePaolo, Notary Public of said County, do hereby certify that Nathan Todd Mann and Angela Jones Mann, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of June, 2021.

Lynne DePaolo
NOTARY PUBLIC



My commission expires: 7-11-2022

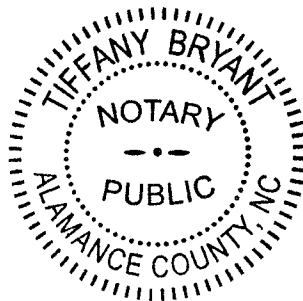
STATE OF NORTH CAROLINA

Alamance COUNTY

I, Tiffany Bryant, Notary Public of said County, do hereby certify that Gretchen Mann Sanders and Kevin Sanders, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 day of June, 2021.

Tiffany Bryant
NOTARY PUBLIC



My commission expires: 4/23/25

STATE OF Tennessee
Rhea COUNTY

I, Margaret A Leggy, Notary Public of said County, do hereby certify that Douglas Fenton Mann and ^{MARY LOUISE} ~~Susie~~ Mann, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of June, 2021.

Margaret A Leggy
NOTARY PUBLIC

My commission expires: _____

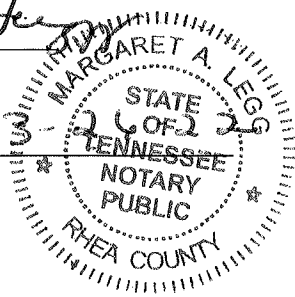


EXHIBIT A

BEING all of New Lot 1 and New Lot 2 as shown on the Exempt Subdivision Plat For: Margaret Joanne Beikert Mann, 6016 West Ten Road, Cheeks Township, Mebane, Orange County, North Carolina, recorded June 3, 2021, in Book 123, Page 112, Orange County, North Carolina Register of Deeds.

PIN #s 9834-44-5110 and 9834-43-8214