

BK 4320 PG 650 - 651

As of the Date of this Certification, On the Real Property described in this Deed, there are No Delinquent Taxes Owed which are (1) ad valorem County taxes, (2) ad valorem Municipal Taxes collected by Alamance County or (3) any other taxes collected by Alamance County
Date: 03/25/2022
Deputy/Tax Collector: prn

This instrument prepared by: Moore & Alphin, PLLC, 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 Stamps: \$900.00

Real Estate ID #: **170555**

After recording, MAIL TO: Grantee
The property does not include the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2)

This instrument was prepared by: Moore & Alphin, PLLC (22-2949-COM)
Brief description for the Index: Lot 7, Arrowhead North Subdivision

THIS DEED is made as of the latest date of the notary acknowledgements below, by and between

GRANTORS	GRANTEES
<p data-bbox="227 1113 665 1186">Mebane 8540, LLC a Florida limited liability company</p> <p data-bbox="251 1218 641 1333"><u>Grantor's Address:</u> 1548 The Greens Way, Suite 6 Jacksonville Beach, FL 32250</p>	<p data-bbox="795 1113 1323 1186">BH Property Holdings, L.L.C. a North Carolina limited liability company</p> <p data-bbox="925 1207 1193 1312"><u>Grantee's Address</u> 849 River Song Place Cary, NC 27519</p>

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 lying in the City of Mebane, Alamance County, North Carolina, and being more particularly described as follows:

Being all of Lot 7, Arrowhead North Subdivision, consisting of approximately 1.45 acres, as shown on a Final and Recombination Plat recorded in Book 74, Page 474, Alamance County Register of Deeds. See also Recombination Plat recorded in Book 75, Page 64, Alamance County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2268, Page 256, Alamance County Registry and in Book 3796, Page 324, Orange County Registry.

Which has the following street address: Arrowhead Blvd., Mebane, NC, 27302

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, all improvements thereon, 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:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) All easements, covenants, conditions, restrictions, and other matters set forth in the County land records.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, as of the day and year set forth in the notary acknowledgments below.

Mebane 8540, LLC

(SEAL)

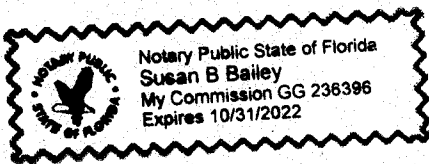
By: William R. Lanius, President

State of Florida – County of Duval _____:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: William R. Lanius, President of Mebane 8540, LLC

Date: 3-24-22

(Stamp or Seal)



Susan B Bailey
Signature of Notary

Printed Name: Susan B Bailey

My commission expires: 10-31-22