

BK 4330 PG 5 - 8

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: \$4,500.00

Real Estate ID #s: **170553, 171372, 171373, 170554,
167660, 173577, 173629 & 170408**

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 (22-2189-COM) *MA*
Brief description for the Index: Arrowhead Lots

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

GRANTORS	GRANTEES
<p data-bbox="219 1542 651 1615">Mebane 8540, LLC a Florida limited liability company</p> <p data-bbox="248 1647 630 1755"><u>Grantor's Address:</u> 1548 The Greens Way, Suite 6 Jacksonville Beach, FL 32250</p>	<p data-bbox="789 1542 1317 1615">Mebane Ventures LLC a North Carolina limited liability company</p> <p data-bbox="898 1647 1206 1755"><u>Grantee's Address</u> 721 Manassas Gap 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:

See Exhibit A

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

By: William R. Lanius, President

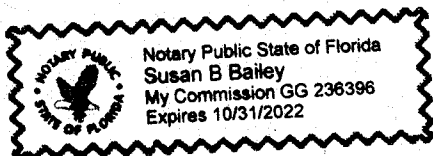
(SEAL)

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: 4-13-2022

(Stamp or Seal)



Susan B Bailey
Signature of Notary

Printed Name: Susan B Bailey

My commission expires: 10-31-22

Exhibit A

Parcel 1:

Being all of Lots 2, 3, 4, Arrowhead North Subdivision, as shown on a plat entitled "Final and Recombination Plat Arrowhead North", recorded in Book 74, Page 474, 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.

Parcel ID# 170553, 171372 and 171373

Parcel 2:

Being all of Lot 5, Arrowhead North Subdivision, as shown on the Plat entitled "Recombination Plat Arrowhead North" recorded in Plat Book 75, Page 64. See also Plat recorded in Book 74, Page 474, reference to which is hereby made for a more complete description.

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.

Tax ID# 170554

Parcel 4:

Being all of that parcel consisting of approximately .86 acres, 37286 square feet, more or less, located in Arrowhead Subdivision, as shown on plat entitled "Recombination Plat for and Property of Mebane 8540, LLC" recorded in Book 79, Page 339, previously recorded in Plat Book 73, Page 20, 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.

Tax ID# 167660

Parcel 5:

Being all of Tract I, Arrowhead Subdivision, Phase 3 as shown on plat entitled "Final Plat Arrowhead Subdivision, Phase 3" recorded in Plat Book 78, Page 15, 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.

Tax ID# 173577

Parcel 6:

Being all of Tract 3, Arrowhead Subdivision, Phase 3, as shown on plat entitled "Final Plat, Arrowhead Phase 3" Amendment – Commercial Lot, recorded in Book 78, Page 65, 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.

Tax ID# 173629

Signage Parcel:

Being all of Lot 3 as shown on plat entitled "Final Plat" For Mebane 8540 LLC, recorded in Book 73, Page 326, 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.

Tax ID# 170408