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Unofficial Document

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00 Parcel Identifier No.: 9873-28-3270-XXXX

Mail after recording to: Robertson Real Estate Holdings, LLC, 127 W. Hargett St. Ste 504, Raleigh, NC 27601

This instrument was prepared by: Mann, McGibney, & Jordan, 621 West Jones Street, Raleigh, NC 27603

Brief Description from the Index: Lot 15, THE OLD MILL

THIS DEED made this 11 day of May, 20 22 by and between

GRANTOR	GRANTEE
Henderwood Holdings, LLC, a North Carolina Limited Liability Company	Robertson Real Estate Holdings, LLC, a Delaware Limited Liability Company
620 Lee Fox Lane Hillsborough, NC 27278	Mailing Address: 127 W. Hargett St. Ste 504 Raleigh, NC 27601

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 or near the City/Town of Hillsborough, Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 15, containing 2.51 acres, more or less, as shown on plat entitled "PHASE ONE — A THE OLD MILL," by ENT Land Surveys, Inc. and recorded in Plat Book 73, Page 174 of the Orange County Registry to which plat reference is hereby made for a more particular description of the same; less and except that portion of the property within the right of way of Beckett's Ridge Drive as shown on plat recorded in Plat Book 100, Page 122, Orange County Registry.

The property hereinabove described is NOT the primary residence of the Grantor.

Submitted electronically by "Mann, McGibney & Jordan, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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The property herein described was acquired by Grantor by instrument recorded in Book 5958, Page 243, Orange County Registry.

A map showing the above described property is recorded in Plat Book 100, Page 122, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Henderwood Holdings, LLC, a North Carolina Limited Liability Company

By: Michael G. Wood
Michael G. Wood, Member-Manager

By: Dorothy H. Wood
Dorothy H. Wood, Member-Manager

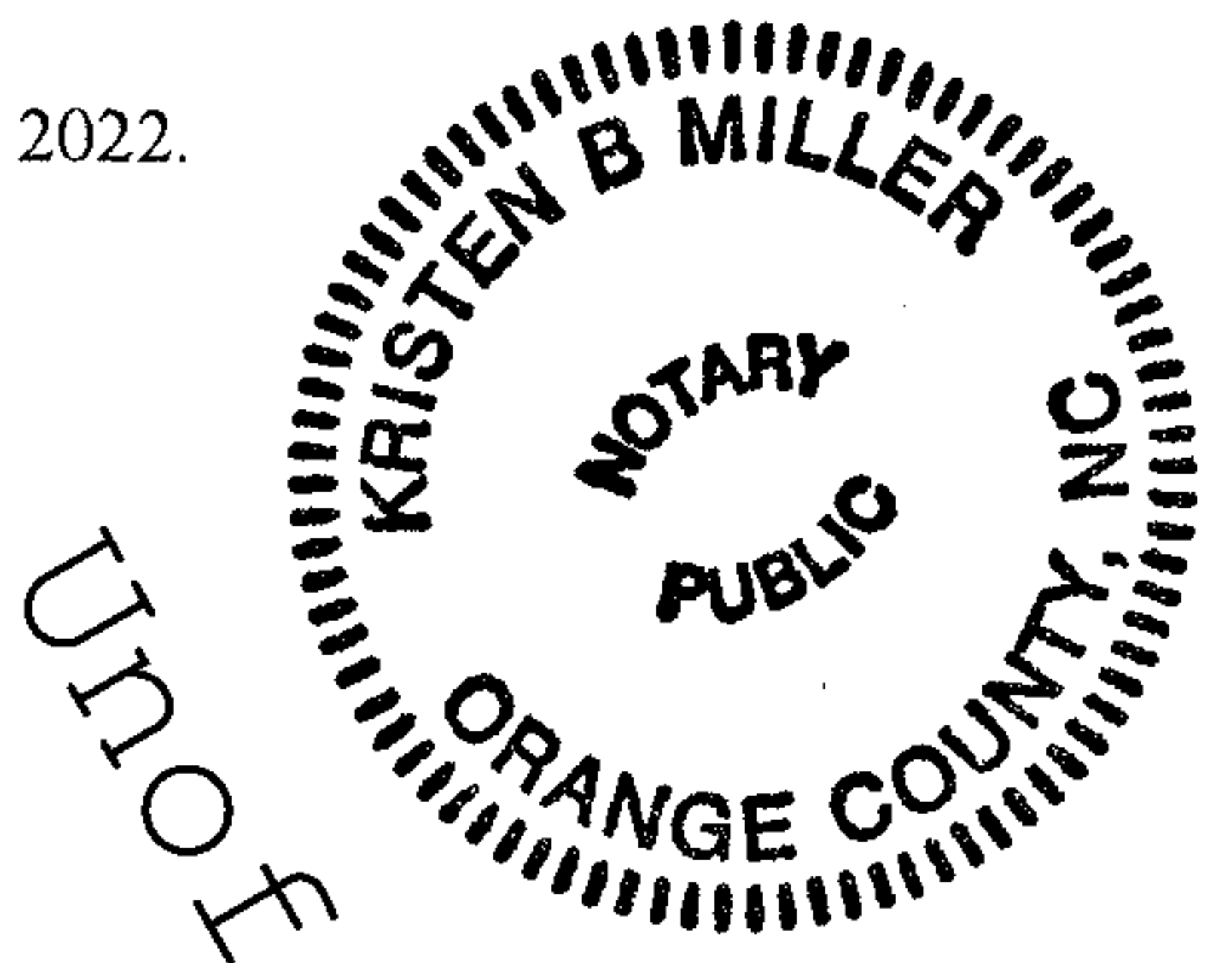
STATE OF NC
COUNTY OF Orange

I, Kristen B. Miller, a Notary Public certify that Michael G. Wood and Dorothy H. Wood personally came before me this day and acknowledged that they are Member-Managers of Henderwood Holdings, LLC, a Limited Liability Company, and that they, as Member-Managers, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 25th day of April, 2022.

Kristen B. Miller
Official Signature of Notary
Printed or typed name of Notary Kristen B. Miller

My Commission Expires: 1/29/2024



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