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20160811000169550 DEED
Bk:RB6171 Pg:292
08/11/2016 11:11:20 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$650.00

GENERAL WARRANTY DEED

PIN # 9858-38-7955, # 9858-39-2943 and # 9859-30-2556 Db
Prepared by: D. MICHAEL PARKER
Return to: Grantees: 2101 Schley Road, Hurdle Mills, NC 27541
Revenue Stamps \$650.00

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, made and entered into this the 9 day of August, 2016 by and between, **EBX-NEUSE I, LLC**, being one and the same as **EBX NEUSE I, LLC** a Maryland limited liability company, Party of the First Part, (hereinafter referred to as "Grantor"), and **LAWRENCE E. OSTROWSKI** and **CAROLE A. OSTROWSKI**, a married couple, Parties of the Second Part, (hereinafter referred to as "Grantees"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple all those certain tracts or parcels of land located in **Cedar Grove Township, Orange County, North Carolina** and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

The Grantees, in accepting this deed, agree that no mobile homes will be permitted to be located on or suffered to remain on the above described property.



TO HAVE AND TO HOLD the aforesaid tract 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 the Grantor is 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its president under seal as its duly authorized act, the day and year first above written.

EBX-NEUSE I, LLC
a Maryland limited liability company,
being one and the same as EBX NEUSE I, LLC

By: *Burton S. Rudolph* (SEAL)
Burton S. Rudolph, Manager

STATE OF NORTH CAROLINA
COUNTY OF Lenoir

I, Amanda D. Speight, Notary Public of the county and state aforesaid, do hereby certify that Burton S. Rudolph, personally came before me this day and acknowledged that he is a Manager of EBX-NEUSE I, LLC., being one and the same as EBX NEUSE I, LLC, a Maryland limited liability company, and that by authority duly given and as an act of the company, he signed the foregoing instrument in its name and on its behalf in the said capacity as its act and deed.

WITNESS my hand and official seal, this the 9 day of August, 2016.

AMANDA D. SPEIGHT
Notary Public, North Carolina
Lenoir County
My Commission Expires
October 29, 2016

Amanda D. Speight
Notary Public

Amanda D. Speight
Print or type name of Notary Public

My Commission Expires:
10/29/2016



EXHIBIT A

All those certain tracts or parcels of land located in **Cedar Grove Township, Orange County, North Carolina** and being more particularly described as follows:

TRACT ONE:

Being all of "NEW LOT 1, containing 52.78 acres, more or less, as shown on plat of survey entitled "CEDAR GROVE MITIGATION SITE" by the John R. McAdams Company, Inc., dated 10/09/12, which plat is recorded in Plat Book 110, page 142 of the Orange County Registry and to which plat reference is hereby made for a more particular description of the same.

TRACT TWO:

Being all of "NEW LOT 2, containing 29.19 acres, more or less, as shown on plat of survey entitled "CEDAR GROVE MITIGATION SITE" by the John R. McAdams Company, Inc., dated 10/09/12, which plat is recorded in Plat Book 110, page 142 of the Orange County Registry and to which plat reference is hereby made for a more particular description of the same.

TRACT THREE:

Being all of "NEW LOT 3, containing 49.57 acres, more or less, as shown on plat of survey entitled "CEDAR GROVE MITIGATION SITE" by the John R. McAdams Company, Inc., dated 10/09/12, which plat is recorded in Plat Book 110, page 142 of the Orange County Registry and to which plat reference is hereby made for a more particular description of the same.

s/RE/Deed/Ostrowski /2016115



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Exhibit "B"

**EBX-NEUSE I, LLC
CERTIFICATE OF MEMBERS**

THE UNDERSIGNED HEREBY CERTIFY as follows:

A. We constitute all of the Members of EBX-NEUSE I, LLC, a Maryland limited liability company (the "Company");

B. The Company is hereby authorized to sell and convey real property located in Duplin, Onslow, Lenoir, Wayne, Orange, Person, Wake, Greene, Durham, Granville, Franklin, Nash, Wilson, Pitt, Craven, Jones, Pamlico, Carteret, Samson, Pender, New Hanover, Richmond and Johnston Counties, North Carolina;

C. The Company is hereby authorized to execute and deliver for recordation among the land records of Duplin, Onslow, Lenoir, Wayne, Orange, Person, Wake, Greene, Durham, Granville, Franklin, Nash, Wilson, Pitt, Craven, Jones, Pamlico, Carteret, Samson, Pender, New Hanover, Richmond and Johnston Counties, North Carolina declarations of conservation covenants, conditions, and restrictions or similar instruments with respect to certain real property located in such Counties; and

D. Ely J. Perry III and Burt Rudolph, or either of them, are hereby authorized to execute and deliver (i) a deed conveying the property specified in Paragraph B above in the name and on behalf of the Company and (ii) to execute and deliver declarations or other instrument specified in Paragraph C above in the name and on behalf of the Company and (iii) to execute and deliver such other documents, instruments, and certificates and to take such other actions in connection therewith as they, or either of them, deem appropriate.

IN WITNESS WHEREOF, the undersigned have executed this Certificate as of the 7th day of March 2013.

ENVIRONMENTAL BANC & EXCHANGE, LLC

PERRY WETLANDS, LLC

By: _____
Thomas L. Rinker, Authorized Person

By: _____
Ely J. Perry, III, Authorized Person