

FILED	Dec 18, 2020
AT	03:35:05 PM
BOOK	04096
START PAGE	0653
END PAGE	0655
INSTRUMENT #	25401
EXCISE TAX	\$18,859.00

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: 12/18/2020

Deputy/Tax Collector: LT

AFTER RECORDING MAIL TO:

Stephen Thomsonn Real Estate Dept.
BT-OH, LLC
c/o United Parcel Service, Inc.
55 Glenlake Parkway, NE
Atlanta, GA 30328

PARCEL IDENTIFIER NO. 160091, 160191, 160190, and 160112

Excise Tax: \$18,859.00

THIS INSTRUMENT WAS PREPARED BY:
Tonya Powell, Esq. (without title examination)
Nexsen Pruet, PLLC

This instrument prepared by Tonya B. Powell, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the County Tax Collector upon disbursement of closing proceeds.

BRIEF DESCRIPTION FOR THE INDEX:

160.191 acres +/-, Alamance County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 18th day of December, 2020, by and between A Samet Property LLC, a North Carolina limited liability company with an address at 309 Gallimore Dairy Road, Suite 102, Greensboro, NC 27409, "GRANTOR" and BT-OH, LLC, a Delaware limited liability company with an address at 55 Glenlake Parkway, NE, Atlanta, GA 30328, "GRANTEE".

This 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(s) or parcel(s) of land situated in the City of Mebane, Alamance County, North Carolina and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Real Property hereinabove described was acquired by Grantor by instrument recorded in Book , Page , Alamance County Registry.

A map showing the above described Real Property is recorded in Book of Maps 76, pages 94 and 99, 100-102, Alamance County Registry.

The Real Property does not include the principal residence of Grantor.

TO HAVE AND TO HOLD the Real Property and all privileges and appurtenances thereto belonging unto said Grantee, its successors and assigns, in fee simple forever.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions and rights of way of record, governmental regulations, ad valorem taxes for the current year not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this writing to be signed on its behalf and its corporate seal to be hereunto affixed, duly attested by its Assistant Secretary, this the day and year first hereinabove written.

GRANTOR: A SAMET PROPERTY LLC,
a North Carolina limited liability company

By: [Signature]
Name: ARTHUR L. SAMET
Its: MANAGER

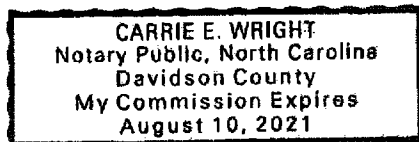
NORTH Carolina, Guilford County,

I, Carrie E. Wright [Name of Notary Public] a Notary Public of the aforesaid County and State, certify that Arthur L. Samet personally came before me this day and acknowledged that he, is the Manager of A Samet Property LLC, a limited liability company, and that he as Manager being authorized to do so, executed the foregoing on behalf of the said corporation.

Witness my hand and official seal, (where an official seal is required by law) this the 15 day of December, 2020.

[Signature] [Signature of Notary Public]

(Official Seal)



My commission expires on: August 10, 2021

Exhibit A

LEGAL DESCRIPTION

ALL that certain lot or parcel of land situate, lying, and being in Alamance County, North Carolina, and more particularly described as follows:

PARCEL 1:

BEING ALL OF TRACT 4B, containing 102.280 acres, more or less, as shown on that certain plat entitled "Final Plat Site Acquisition Map Showing Land and Road Easements to be Acquired by the City of Graham and City of Mebane for Proposed Road & Economic Development Site, " prepared by Alley, Williams, Carmen & King, Inc., Gary R. Parrish, Professional Land Surveyor, dated November 15, 2013, Job No. 13097-site, which plat is duly recorded in Plat Book 76 at Pages 94 and 99 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description. LESS AND EXCEPT: Being all of Lot 1, containing 23.328 acres, more or less, as shown on that certain Final Plat of Kimrey Farms LLC, recorded in Plat Book 79, Page 115 of the Alamance County Register of Deeds. Being a Portion of the property conveyed and described in Deed Book 3304, Page 391, Alamance County Registry.

PARCEL 2:

BEING ALL OF TRACT 7B, containing 35.820 acres, more or less, as shown on that certain plat entitled "Final Plat Site Acquisition Map Showing Land and Road Easements to be Acquired by the City of Graham and City of Mebane for Proposed Road & Economic Development Site, " prepared by Alley, Williams, Carmen & King, Inc., Gary R. Parrish, Professional Land Surveyor, dated November 15, 2013, Job No. 13097-site, which plat is duly recorded in Plat Book 76 at Page 102 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description.

PARCEL 3:

BEING ALL OF TRACT 7D, containing 37.420 acres, more or less, as shown on that certain plat entitled "Final Plat Site Acquisition Map Showing Land and Road Easements to be Acquired by the City of Graham and City of Mebane for Proposed Road & Economic Development Site, " prepared by Alley, Williams, Carmen & King, Inc., Gary R. Parrish, Professional Land Surveyor, dated November 15, 2013, Job No. 13097-site, which plat is duly recorded in Plat Book 76 at Page 102 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description.

PARCEL 4:

BEING ALL OF TRACT 5B, containing 10.383 acres, more or less, as shown on that certain plat entitled "Final Plat Final Plat Site Acquisition Map Showing Land and Road Easements to be Acquired by the City of Graham and City of Mebane for Proposed Road & Economic Development Site, " prepared by Alley, Williams, Carmen & King, Inc., Gary prepared by Alley, Williams, Carmen & King, Inc., Gary R. Parrish, Professional Land Surveyor, dated November 15, 2013, Job No. 13097-site, which plat is duly recorded in Plat Book 76 at Pages 94 and 100 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description.