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BY: JEANETTE ZENDEJAS-MEDLEY

2018046581  
GUILFORD COUNTY, NC

JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$28.00  
STATE OF NC  
REAL ESTATE  
EXTX \$160.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No. 109606 & 109336 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: The Vernon Law Firm, P.O. Box 2958 Burlington, NC 27216-2958

This instrument prepared by: Ashley L. Carter, Attorney at Law a licensed North Carolina attorney without benefit of title examination. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED made this 24<sup>th</sup> day of August, 2018, by and between

GRANTOR

RAY A. WHITESELL  
CONTRACTORS, LLC, a North  
Carolina Limited Liability Company  
1662 St. Marks Church Road  
Burlington, NC 27215

GRANTEE

FIXED POINT HOMES, LLC, a North  
Carolina Limited Liability Company  
3514 Drawbridge Parkway, Suite B  
Greensboro, NC 27410

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 the Boone Station Township, Alamance County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2486, Page 856 for Lot 23 & Book 2713, Page 827 for Lot 27.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 67, Page 231.

22837A-000002/426532 v1

Submitted electronically by "The Vernon Law Firm, A Professional Association"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

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, other than the following exceptions: ad valorem taxes for current and subsequent years, all restrictions, covenants, conditions, rights of ways and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

RAY A. WHITESELL CONTRACTORS, LLC

BY: [Signature] (SEAL)  
JAMES C. WHITESELL, Member/Manager

BY: [Signature] (SEAL)  
RAY A. WHITESELL, SR., Member/Manager

State of North Carolina - County of Alamance

I, the undersigned Notary Public of the County and State aforesaid, certify that JAMES C. WHITESELL & RAY A. WHITESELL, SR. personally came before me this day and acknowledged that they are the Member/Managers of Ray A. Whitesell Contractors, LLC and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 24 day of August, 2018.

My Commission Expires: 10/17/21

(Affix Seal)

[Signature] Notary Public  
Ann M. Owen  
Notary's Printed or Typed Name

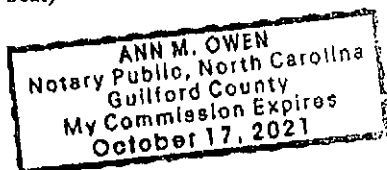


EXHIBIT A

BEING ALL OF LOTS TWENTY-THREE (23) AND TWENTY-SEVEN (27), OF THE SUBDIVISION KNOWN AS WAGONER FARM AS SHOWN BY DRAWING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY, NORTH CAROLINA, IN PLAT BOOK 67, PAGE 231, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID: 109336 (LOT 23) & 109606 (LOT 27)

8-24-18 *James A. White Sr.*