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BOOK 01931  
START PAGE 0972  
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INSTRUMENT # 07229  
EXCISE TAX \$764.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$764.00  
Tax Lot No. 0068060 and 0005258 Parcel Identifier No. 968800456410 and 968800357218

Mail after recording to: Samuel T. Oliver, Jr., Manning, Fulton & Skinner, P.A.,  
P. O. Box 20389, Raleigh, NC 27619-0389

This instrument was prepared by: Samuel T. Oliver, Jr. of Manning, Fulton & Skinner, P.A.  
P. O. Box 20389, Raleigh, NC 27619-0389

Brief description for the Index: Approx. 1.462 Acre Tract and 6.72 Acre Tract

THIS DEED made this **15th** day of June, 2017 by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>SHERIEF MANSOUR</b> and spouse,<br><b>JUSTICE MANSOUR</b> | <b>HOLMES COLE MILL, LLC</b> , a North Carolina limited liability company |
| 524 Old Chestnut Crossing<br>Moncure, NC 27559-9277          | 501 Europa Drive, Suite 550<br>Chapel Hill, NC 27517                      |

**The property conveyed by this instrument does not include the primary residence of the Grantor.**

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 Chatham County, North Carolina and more particularly described as follows:

Submitted electronically by "Manning Fulton & Skinner, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

See **Exhibit A** attached hereto and incorporated herein by reference.

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:

Ad valorem taxes. Enforceable easements, covenants and restrictions of record as of the day of recording hereof. Any matters that would be shown by a current accurate survey of the property.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

*Sherief Mansour*  
Sherief Mansour

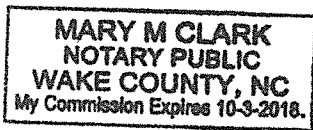
*Justice Mansour*  
Justice Mansour

STATE OF NORTH CAROLINA:

COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sherief Mansour and Justice Mansour.

Witness my hand and official seal, this the 28<sup>th</sup> day of June, 2017.



*Mary M. Clark*  
Notary Public  
Type/Print Name: Mary M. Clark  
My Commission expires: October 3, 2018

## EXHIBIT A

**TRACT 1****1.462 ACRES**

BEGINNING at an existing iron pipe have NC Grid Coordinates of N=685,242.440 and E=1,984,553.349 located in the eastern right-of-way line of NCSR 1964, a controlled access variable width public right-of-way; runs thence with the eastern right-of-way line of NCSR 1964 North 07° 40' 56" East 5.72 feet; runs thence with the eastern line of NCSR 1964 in a generally northeasterly direction along a curve to the left having a radius of 75 feet an arc distance of 112.64 feet to an NCDOT right-of-way disk, said curve having a chord bearing and distance of North 41° 27' 03" East 102.34 feet; runs thence with the eastern right-of-way line NCSR 1964 North 01° 37' 33" West 61.08 feet to a North Carolina Department of Transportation right-of-way disk; runs thence in a generally northeasterly direction with the eastern right-of-way line of NCSR 1964 on a curve to the right having a radius of 170 feet an arc distance of 203.65 feet to an iron stake set, said curve having a chord bearing and distance of North 32° 32' 09" East 191.69 feet; continues thence with the right-of-way of NCSR 1964 North 78° 12' 47" East 33.23 feet to an iron stake set; runs thence leaving the right-of-way of NCSR 1964 and running with the southern line of that property now or formerly belonging to Richard A. Siege North 88° 39' 27" East 79.22 feet to an existing iron pipe; running thence leaving the southern line of Richard A. Siege and running with the western line of that property now or formerly belonging to Jessie Gardner, South 01° 06' 00" East 170.35 feet to an existing iron pipe and railroad iron; runs thence with the western line of the aforesaid Gardner tract South 01° 06' 00" East 140.62 feet to a utility pole; runs thence with the northern line of that property now or formerly belonging to Hayes B. Holmes and others South 89° 26' 44" West 287.58 feet to an existing iron pipe found, the point and place of BEGINNING, containing 1.462 acres as shown on that plat entitled "Boundary Location Survey for Sherief & Justice Mansour" dated February 8, 2016, and prepared by Benton W. Dura and Associates, Professional Land Surveyor.

**TRACT 2****6.72 ACRES**

BEGINNING at an existing concrete right-of-way monument located in the southern line of the exit ramp for U.S. Hwy 1 said monument having NC Grid Coordinates of N=685.522.017 and E=1.984.387.211; runs thence with the southern line of the aforesaid exit ramp South 47° 22' 59" East 82.34 feet to an iron stake set in the western right-of-way line of Pea Ridge Road, NCSR 1972, a 100 foot public right-of-way; runs thence with the western line of Pea Ridge Road South 01° 18' 12" East 225.12 feet to an iron stake set; runs thence leaving the western right-of-way line of Pea Ridge Road and running with the northern line of that property now or formerly belonging to Hayes B. Holmes and others South 89° 23' 23" West 480.67 feet to an existing iron pipe; runs thence with the northern line of that property now or formerly belonging to ST Wooten Corp. South 89° 24' 31" West 1,046.92 feet to an existing iron pipe in the southern right-of-way line of U.S. Hwy 1; runs thence with the southern right-of-way line of U.S. Hwy 1 North 72° 07' 17" East 599.70 feet to an existing concrete right-of-way monument; continues thence with the southern right-of-way line of U.S. Hwy 1 North 74° 31' 01" East 292.32 feet to an existing concrete right-of-way monument;

continues thence with the southern right-of-way line of U.S. Hwy 1 and the exit ramp for U.S. Hwy 1 North  $85^{\circ} 06' 49''$  East 212.05 feet to an iron stake set; continues thence with the aforesaid right-of-way line North  $87^{\circ} 22' 38''$  East 174.31 feet to an existing concrete right-of-way monument; and continues thence with the aforesaid southern right-of-way line North  $87^{\circ} 48' 43''$  East 224.08 feet to an existing concrete monument, the point and place of Beginning.