



FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Oct 15, 2012
AT 04:31 pm
BOOK 05847
START PAGE 0807
END PAGE 0810
INSTRUMENT # 32979
EXCISE TAX \$6,600.00
JT

Excise Tax: \$ 6,600.00

Tax Lot No: 09-369-007B Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2012 by _____

Mail after recording to Caldwell Helder Helms & Robison, P.A.
This instrument was prepared by James Allen Lee (est)

Brief Description for the index 1609 Airport Rd, Monroe, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made October 10, 2012 by and between

GRANTOR

RICHARD D. MANDT, LLC,
(a North Carolina Limited Liability Company)

410 South Ware Blvd., Suite 303
Tampa, FL 33619

GRANTEE

PAPA DELTA HOLDINGS 1, LLC
(a North Carolina Limited Liability Company)

1609 Airport Rd.
Monroe, NC 28110

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Monroe Township, Union County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor, pursuant to N.C.G.S. § 105-317.2.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4990, Page 331, Union County Registry.

A map showing the above described property is recorded in Flat Cabinet , File .

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 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:

1. Reservation of easement(s) over rear 20 feet of the Land contained in Deed recorded in Book 310 at Page 200.
2. Easement(s) to Union County recorded in Book 369 at Page 165.
3. Easement(s) to North Carolina Department of Transportation recorded in Book 1844 at Page 341.
4. Easement(s) to North Carolina Natural Gas Corporation recorded in Book 1751 at Page 814.
5. Easement(s) to State Highway Commission recorded in Book 174 at Page 53.
6. Easement(s) to Union Electric Membership Corporation recorded in Book 86 at Page 577.
7. Notice of Brownfields Property dated 8-11-2010, and recorded 8-11-2010, in Book 5376 at Page 466, pursuant to NCGS 130A-310.35(b), contains Land Use Restrictions; provisions for enforcement; and requirements for Future Sales, Leases, Conveyances and Transfers.
8. Plat of survey by F. Donald Lawrence and Associates, P.A., dated 10-6-2008, shows the following, located on the Land: (a) monitoring wells, (b) power poles and overhead utilities, (c) drainage easement, (d) storm drains, (e) sanitary sewer, (f) light poles, (g) clean outs, (h) natural gas easements, (i) 10 foot setbacks, (j) fences.
9. Attention is directed to the fact that the plat of survey by F. Donald Lawrence and Associates, P.A., dated 10-6-2008, shows that the fence(s) does not coincide with the property line(s) and may be an encroachment.

SEE SIGNATURE PAGE AND NOTARY ATTACHED

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

RICHARD D. MANDT, LLC,
North Carolina Limited Liability Company

By: Richard D. Mandt
Richard D. Mandt, Member/Manager

STATE OF FLORIDA
COUNTY OF Hillsborough

SEAL-
STAMP

Notary Public State of Florida
Joan A. Stanforth
My Commission #EE 177880
Expires 05/09/2016

I, the undersigned, a Notary Public, certify that RICHARD D. MANDT personally came before me this day acknowledging to me that he is the Member/Manager of RICHARD MANDT, LLC, a North Carolina Limited Liability Company, and that he, as Member/Manager being authorized to do so, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated on behalf of the company.

WITNESS my hand and official seal this 10th day of October, 2012.

Joan A. Stanforth Notary Public
Joan A. Stanforth
Typed or printed name of Notary

My commission expires: May 9, 2016

EXHIBIT A

Lying and being situate in Union County, North Carolina, and more particularly described as follows:

BEGINNING at an old nail in the center line of State Road Number 1349, said nail being located at the point where the common boundary line of the property of Cardinal Realty, Inc. and Vernon T. Helms, Jr. and wife, crosses the center line, and running thence with the center line, South 37 degrees 24 minutes West 784.46 feet to a railroad spike in said center line, thence North 52 degrees 36 minutes West (crossing an iron in the northwesterly margin of the right of way of State Road Number 1349 at 30 feet) 659.21 feet to an iron in the northwesterly margin of a 20 foot drainage easement, thence with the northwesterly margin of a 20 foot drainage easement two calls and distances: 1st. North 53 degrees 49 minutes 40 seconds East 417.30 feet to an iron, and 2nd. North 37 degrees 21 minutes East 335.93 feet to an iron in the line of the property of Cardinal Realty, Inc., thence with the line of the property of Cardinal Realty, Inc., South 57 degrees 40 minutes East 544.24 feet to the point of **BEGINNING**. Said parcel contains 10 acres and is shown on the unrecorded plat of survey by William J. Alexander, NCRLS, dated February, 1978.