

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Feb 14 01:07 PM RE Excise Tax: \$ 582.00  
Book: 32464 Page: 805 Fee: \$ 26.00  
Instrument Number: 2018017167

*Fredrick Smith*

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$582.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 017-475-16

Mail after recording to: **Grantee**

This instrument was prepared by: *Lancaster, Trotter & Poe, PLLC, attorneys*

THIS DEED made this 14<sup>th</sup> day of February, 2018, by and between

**GRANTOR**  
**RONNIE TYNER O'LEARY and spouse,**  
**COURTNEY ELLEN O'LEARY**

**GRANTEE**  
**AINO NC, LLC**  
**A DELAWARE LIMITED LIABILITY COMPANY**

MAILING ADDRESS:  
103 FOULK ROAD, SUITE 900  
WILMINGTON, DE 19803

PROPERTY ADDRESS:  
14415 LYON HILL LANE  
HUNTERSVILLE, NC 28078

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 City of HUNTERSVILLE, MECKLENBURG County, North Carolina, and more particularly described as follows:

BEING all of Lot 159 of VILLAGES AT ROSEDALE SUBDIVISION, MAP 3, as same is shown on a map thereof recorded in Map Book 40, Page 597 in the MECKLENBURG County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18851, Page 932.

A map showing the above described property is recorded in Plat Book 40, Page 597.

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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 claim of all persons whomsoever, other than the following exceptions:

Any and all easements, restrictions and reservations of record and the lien of the current year's ad valorem taxes, which the Grantee(s) assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Ronnie Tyner O'Leary (SEAL)  
RONNIE TYNER O'LEARY

Courtney Ellen O'Leary (SEAL)  
COURTNEY ELLEN O'LEARY

NORTH CAROLINA, MECKLENBURG COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: RONNIE TYNER O'LEARY and spouse, COURTNEY ELLEN O'LEARY, Grantor(s). Witness my hand and official stamp or seal, this the 14<sup>th</sup> day of February, 2018.

My Commission Expires: 10/09/2022

Amber Westerdun  
Notary Public

Print Notary Name: Amber Westerdun



For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Mar 01 09:26 AM RE Excise Tax: \$ 573.00  
Book: 32498 Page: 352 Fee: \$ 26 00  
Instrument Number: 2018023917

*Fredrick Smith*

This instrument prepared by:  
Griffin, Brunson and Wood, L.L.P.  
301 South McDowell Street, Suite 320  
Charlotte, NC 28204  
File No. 18-140

Return to:  
Grantee

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$573.00

Parcel Identification No.: 01541277

Brief Description for the index: Lot 47, Lakemont Commons

THIS DEED made this 28<sup>th</sup> day of February, 2018 by and between

**GRANTOR**

**LENNAR CAROLINAS, LLC**  
a Delaware limited liability company

**11230 Carmel Commons Blvd**  
**Charlotte, NC 28226**

**GRANTEE**

**AINO NC LLC**

**Mailing Address:**  
**103 Foulk Road, Suite 900**  
**Wilmington, DE 29803**

**Property Address:**  
**14213 Brancion Hills Court**  
**Huntersville, NC 28078**

Not Grantor's Primary Residence

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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Mecklenburg County, North Carolina, and more particularly described as follows (the "Property"):

**BEING ALL OF LOT 47 OF LAKEMONT COMMONS, PHASE 1, MAP 3, AS SAME IS SHOWN ON MAP RECORDED IN MAP BOOK 60 AT PAGES 672 AND 673, MECKLENBURG COUNTY, NORTH CAROLINA REGISTRY.**

Submitted electronically by "Griffin, Brunson & Wood, L.L.P."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Mar 01 09:26 AM RE Excise Tax: \$ 573.00  
Book: 32498 Page: 352 Fee: \$ 26.00  
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Griffin, Brunson and Wood, L.L.P.  
301 South McDowell Street, Suite 320  
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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$573.00

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**LENNAR CAROLINAS, LLC**  
a Delaware limited liability company

**11230 Carmel Commons Blvd**  
**Charlotte, NC 28226**

**GRANTEE**

**AINO NC LLC**

**Mailing Address:**  
**103 Foulk Road, Suite 900**  
**Wilmington, DE 29803**

**Property Address:**  
**14213 Brancion Hills Court**  
**Huntersville, NC 28078**

Not Grantor's Primary Residence

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WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Mecklenburg County, North Carolina, and more particularly described as follows (the "Property"):

**BEING ALL OF LOT 47 OF LAKEMONT COMMONS, PHASE 1, MAP 3, AS SAME IS SHOWN ON MAP RECORDED IN MAP BOOK 60 AT PAGES 672 AND 673, MECKLENBURG COUNTY, NORTH CAROLINA REGISTRY.**

Submitted electronically by "Griffin, Brunson & Wood, L.L.P."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

This instrument prepared by:  
Griffin, Brunson and Wood, L.L.P.  
301 South McDowell Street, Suite 320  
Charlotte, NC 28204  
File No. 18-140

Return to:  
Grantee

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$573.00

Parcel Identification No.: 01541277

Brief Description for the index: Lot 47, Lakemont Commons

THIS DEED made this 28 <sup>th</sup> day of February, 2018 by and between	
GRANTOR	GRANTEE
<b>LENNAR CAROLINAS, LLC</b> a Delaware limited liability company  <b>11230 Carmel Commons Blvd</b> <b>Charlotte, NC 28226</b>	<b>AINO NC LLC</b>  <u><b>Mailing Address:</b></u> <b>103 Foulk Road, Suite 900</b> <b>Wilmington, DE 29803</b>  <u><b>Property Address:</b></u> <b>14213 Brancion Hills Court</b> <b>Huntersville, NC 28078</b>
Not Grantor's Primary Residence	

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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Mecklenburg County, North Carolina, and more particularly described as follows (the "**Property**"):

**BEING ALL OF LOT 47 OF LAKEMONT COMMONS, PHASE 1, MAP 3, AS SAME IS SHOWN ON MAP RECORDED IN MAP BOOK 60 AT PAGES 672 AND 673, MECKLENBURG COUNTY, NORTH CAROLINA REGISTRY.**

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to those Mediation and Arbitration Provisions as contained in Section 16 of the Purchase and Sale Agreement between Grantor and Grantee dated, February 8, 2018 (the "Agreement") incorporated herein and attached as Exhibit A.
2. Subject to those exceptions incorporated herein and attached as Exhibit B.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all easements, rights, privileges and appurtenances thereto belonging to the Grantee in fee simple forever.

And Grantor covenants with 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, except for the exceptions herein stated.

**GRANTOR'S WARRANTIES WITH RESPECT TO THE PROPERTY ARE LIMITED TO THOSE EXPRESS LIMITED WARRANTIES SET FORTH IN THE HOMEOWNER'S WARRANTY, WHICH GRANTEE ACKNOWLEDGES BY ACCEPTANCE OF THIS DEED HAS BEEN PROVIDED TO GRANTEE AT CLOSING (THE "LIMITED WARRANTY"). THE LIMITED WARRANTY (AND REMEDIES PROVIDED THEREIN) CONSTITUTES GRANTOR'S EXCLUSIVE WARRANTY (AND GRANTEE'S EXCLUSIVE REMEDIES) WITH RESPECT TO THE PROPERTY AND IS IN PLACE OF ALL OTHER GUARANTIES AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF WORKMANSHIP, MERCHANTABILITY, HABITABILITY, SUITABILITY AND FITNESS, WHICH ARE HEREBY DISCLAIMED BY GRANTOR AND WAIVED BY GRANTEE.**

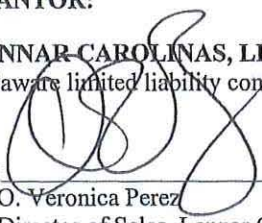
Grantee, by acceptance of this Deed, agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of the Master Declaration (as defined in Exhibit B), Club Covenants (as defined in Exhibit B) and the Neighborhood Declaration (as defined in Exhibit B), if any, applicable to the Property.

[SIGNATURE ON FOLLOWING PAGE.]

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

GRANTOR:

LENNAR CAROLINAS, LLC, a  
Delaware limited liability company

By:   
O. Veronica Perez  
Director of Sales, Lennar Carolinas, LLC

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

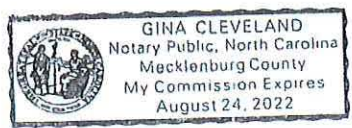
I, Gina Cleveland, the undersigned, a Notary Public of the aforesaid State and County of Mecklenburg certify that O. Veronica Perez, personally appeared before me this day and acknowledged that she is the Director of Sales of Lennar Carolinas, LLC, a Delaware Limited Liability Company and that by authority duly given and as the act of the Limited Liability Company executed the foregoing instrument on behalf of the Limited Liability Company. I certify that the Signatory personally appeared before me this day, and further certify that I have personal knowledge of the identity of the Signatory.

The Signatory acknowledged to me that she voluntarily signed the foregoing Document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal, this the 28<sup>th</sup> day of February, 2018.

Gina Cleveland  
NOTARY PUBLIC

My Commission Expires: August 24, 2022





## EXHIBIT A

### Mediation and Arbitration Provisions

1. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "Disputes" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement, the Property, the community in which the Property is located or any dealings between Grantee and Grantor (with the exception of "consumer products" as defined by the Magnuson-Moss Warranty-Federal Trade Commission Act, 15 U.S.C. §2301 et seq., and the regulations promulgated thereunder); (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; and (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby.

(a) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Supplementary Mediation Procedures for Residential Construction Disputes in effect on the date of the request. If there are no Supplementary Mediation Procedures for Residential Construction Disputes currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(b) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Supplementary Arbitration Procedures for Residential Construction Disputes in effect on the date of the request. If there are no Supplementary Arbitration Procedures for Residential Construction Disputes currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. Unless the Grantor and Grantee otherwise agree, claims in excess of \$10,000.00 but less than \$500,000.00 shall utilize the Regular Track Procedures of the Construction Industry Arbitration Rules, as modified by the Supplementary Arbitration Procedures for Residential Construction. If the claimed amount exceeds \$250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the Grantor and Grantee, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

(c) The waiver or invalidity of any portion of this Section 1 shall not affect the validity or enforceability of the remaining portions of Section 1 of this Exhibit A. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

(d) Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

(e) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at [www.adr.org](http://www.adr.org) or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(f) Grantor supports the principals set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

(g) Notwithstanding the requirements of arbitration stated in Section 1(b) of this Exhibit A, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

(h) Grantor agrees to pay for one (1) day of mediation (mediator fees plus any administrative fees relating to the mediation). Any mediator and associated administrative fees incurred thereafter shall be shared equally by Grantor and Grantee.

(i) The fees for any claim pursued via arbitration in an amount of \$10,000.00 or less shall be apportioned as provided in the Supplementary Rules for Residential Construction Disputes of the AAA or other applicable



rules. Unless provided otherwise by the Supplementary Rules for Residential Construction Disputes of the AAA or other applicable rules, for claims that exceed \$10,000.00, the filing party shall pay up to the first \$750.00 of any initial filing fee to initiate arbitration. Under the following conditions, Grantor agrees to pay up to the next \$2,000.00 of any initial filing fee: (1) Grantee has participated in mediation prior to initiating the arbitration; (2) the Grantor and Grantee have mutually agreed to waive mediation; or (3) Grantor is the filing party. The portion of any filing fee not covered above, and any case service fee, management fee or fees of arbitrator(s), shall be shared equally by the Grantor and Grantee.

(j) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

2. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 1 of this Exhibit A, then the Grantor and Grantee agree to the following provisions: **GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.**

## EXHIBIT B

### Standard Exceptions

1. The lien of real estate, ad valorem and non ad valorem taxes and/or assessments, including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds), for this and subsequent years not yet due and payable [or depending upon the time of the year, "due and payable, but not yet delinquent.]"
2. All laws and restrictions, covenants, conditions, limitations, reservations, agreements, or easements affecting the Property and recorded in the public records for the county in which the Property is located, if any; but this provision shall not operate to re-impose the same;
3. All community development, recreation, water control, water conservation, watershed improvement or special taxing districts affecting the Property including, without limitation, the obligation to pay maintenance assessments, capital assessments and/or taxes in connection therewith, if any.
4. All Applicable zoning, land use, and subdivision ordinances, building codes, bulkhead laws, ordinances, regulations, and rights or interests vested in the United States of America or the State of North Carolina.
5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary, if any.
6. All provisions of the following documents which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions: (i) Declaration(s) governing the community at large in which the home is located (collectively, the "Master Declaration"); (ii) club covenants and/or a club plan for the community in which the Property is located (collectively, the "Club Covenants"); and (iii) Declaration(s) governing any subdivision of which the Property is a part (the "Neighborhood Declaration"), all as amended and modified from time to time.
7. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and shall run with the land, including, without limitation, the Mediation and Arbitration provisions contained in Exhibit A.
8. All utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property
9. All matters that would be disclosed by an accurate survey or inspection of the Property.
10. All standard, general printed exceptions contained in the owner's title insurance commitment issued for the Property, if any.
11. The following sections of the Agreement and Addenda, together with any other terms in the Agreement or Addenda that expressly so state, as well as any terms that may survive by operation of law, notwithstanding if the Section, Addendum, or term has a survival provision thereto, shall not be merged into this Deed and shall survive closing and the delivery of the Deed: Section 11, Closing and Title Matters; Section 13, Site and Substitutions; Section 16, Mediation/Arbitration of Disputes; Section 17, Other Dispute Resolutions; Section 18, Selling Agent and Cooperating Broker; Section 19, Construction Activities; Section 20, Dangerous Conditions; Construction Work; Section 35, Reservation of Easement; Section 5 of Rider B, Warranties; Section 2 of the Indoor Environmental Quality Disclosure; Cooperating Broker Addendum, in its entirety; and, Master Disclosure and Information Addendum to Purchase and Sale Agreement, in its entirety.

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Mar 01 09:30 AM RE Excise Tax: \$ 659.00  
Book: 32498 Page: 360 Fee: \$ 26.00  
Instrument Number: 2018023920

*Fredrick Smith*

This instrument prepared by:  
Griffin, Brunson and Wood, L.L.P.  
301 South McDowell Street, Suite 320  
Charlotte, NC 28204  
File No. 18-141

Return to:  
Grantee

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$659.00

Parcel Identification No.: 01541227

Brief Description for the index: Lot 26, Lakemont Commons

THIS DEED made this 28<sup>th</sup> day of February, 2018 by and between

#### GRANTOR

LENNAR CAROLINAS, LLC  
a Delaware limited liability company  
  
11230 Carmel Commons Blvd  
Charlotte, NC 28226

#### GRANTEE

AINO NC LLC

Mailing Address:  
103 Fonk Road, Suite 900  
Wilmington, DE 29803

Property Address:  
14726 Baytown Court  
Huntersville, NC 28078

Not Grantor's Primary Residence

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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Mecklenburg County, North Carolina, and more particularly described as follows (the "Property"):

**BEING ALL OF LOT 26 OF LAKEMONT COMMONS, PHASE 1, MAP 3, AS SAME IS SHOWN ON MAP RECORDED IN MAP BOOK 60 AT PAGES 672 AND 673, MECKLENBURG COUNTY, NORTH CAROLINA REGISTRY.**

Submitted electronically by "Griffin, Brunson & Wood, L.L.P."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

This instrument prepared by:  
Griffin, Brunson and Wood, L.L.P.  
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Charlotte, NC 28204  
File No. 18-141

Return to:  
Grantee

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$659.00

Parcel Identification No.: 01541227

Brief Description for the index: Lot 26, Lakemont Commons

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THIS DEED made this 28<sup>th</sup> day of February, 2018 by and between

---

**GRANTOR**

**LENNAR CAROLINAS, LLC**  
a Delaware limited liability company

**11230 Carmel Commons Blvd**  
**Charlotte, NC 28226**

**GRANTEE**

**AINO NC LLC**

**Mailing Address:**  
**103 Foulk Road, Suite 900**  
**Wilmington, DE 29803**

**Property Address:**  
**14726 Baytown Court**  
**Huntersville, NC 28078**

Not Grantor's Primary Residence

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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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Mecklenburg County, North Carolina, and more particularly described as follows (the "**Property**"):

**BEING ALL OF LOT 26 OF LAKEMONT COMMONS, PHASE 1, MAP 3, AS SAME IS SHOWN ON MAP RECORDED IN MAP BOOK 60 AT PAGES 672 AND 673, MECKLENBURG COUNTY, NORTH CAROLINA REGISTRY.**

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to those Mediation and Arbitration Provisions as contained in Section 16 of the Purchase and Sale Agreement between Grantor and Grantee dated, August 18, 2017 (the "Agreement") incorporated herein and attached as Exhibit A.
2. Subject to those exceptions incorporated herein and attached as Exhibit B.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all easements, rights, privileges and appurtenances thereto belonging to the Grantee in fee simple forever.

And Grantor covenants with 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, except for the exceptions herein stated.

**GRANTOR'S WARRANTIES WITH RESPECT TO THE PROPERTY ARE LIMITED TO THOSE EXPRESS LIMITED WARRANTIES SET FORTH IN THE HOMEOWNER'S WARRANTY, WHICH GRANTEE ACKNOWLEDGES BY ACCEPTANCE OF THIS DEED HAS BEEN PROVIDED TO GRANTEE AT CLOSING (THE "LIMITED WARRANTY"). THE LIMITED WARRANTY (AND REMEDIES PROVIDED THEREIN) CONSTITUTES GRANTOR'S EXCLUSIVE WARRANTY (AND GRANTEE'S EXCLUSIVE REMEDIES) WITH RESPECT TO THE PROPERTY AND IS IN PLACE OF ALL OTHER GUARANTIES AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF WORKMANSHIP, MERCHANTABILITY, HABITABILITY, SUITABILITY AND FITNESS, WHICH ARE HEREBY DISCLAIMED BY GRANTOR AND WAIVED BY GRANTEE.**

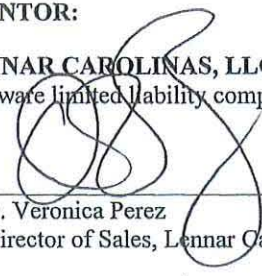
Grantee, by acceptance of this Deed, agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of the Master Declaration (as defined in Exhibit B), Club Covenants (as defined in Exhibit B) and the Neighborhood Declaration (as defined in Exhibit B), if any, applicable to the Property.

[SIGNATURE ON FOLLOWING PAGE.]

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

GRANTOR:

LENNAR CAROLINAS, LLC, a  
Delaware limited liability company

By:   
O. Veronica Perez  
Director of Sales, Lennar Carolinas, LLC

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

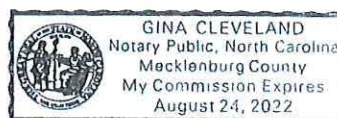
I, Gina Cleveland, the undersigned, a Notary Public of the aforesaid State and County of Mecklenburg, certify that O. Veronica Perez, personally appeared before me this day and acknowledged that she is the Director of Sales of Lennar Carolinas, LLC, a Delaware Limited Liability Company and that by authority duly given and as the act of the Limited Liability Company executed the foregoing instrument on behalf of the Limited Liability Company. I certify that the Signatory personally appeared before me this day, and further certify that I have personal knowledge of the identity of the Signatory.

The Signatory acknowledged to me that she voluntarily signed the foregoing Document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal, this the 28<sup>th</sup> day of February, 2018.

Gina Cleveland  
NOTARY PUBLIC

My Commission Expires: August 24, 2022





## **EXHIBIT A**

### **Mediation and Arbitration Provisions**

1. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement, the Property, the community in which the Property is located or any dealings between Grantee and Grantor (with the exception of "consumer products" as defined by the Magnuson-Moss Warranty-Federal Trade Commission Act, 15 U.S.C. §2301 et seq., and the regulations promulgated thereunder); (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; and (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby.

(a) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Supplementary Mediation Procedures for Residential Construction Disputes in effect on the date of the request. If there are no Supplementary Mediation Procedures for Residential Construction Disputes currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(b) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Supplementary Arbitration Procedures for Residential Construction Disputes in effect on the date of the request. If there are no Supplementary Arbitration Procedures for Residential Construction Disputes currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. Unless the Grantor and Grantee otherwise agree, claims in excess of \$10,000.00 but less than \$500,000.00 shall utilize the Regular Track Procedures of the Construction Industry Arbitration Rules, as modified by the Supplementary Arbitration Procedures for Residential Construction. If the claimed amount exceeds \$250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the Grantor and Grantee, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

(c) The waiver or invalidity of any portion of this Section 1 shall not affect the validity or enforceability of the remaining portions of Section 1 of this **Exhibit A**. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

(d) Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

(e) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at [www.adr.org](http://www.adr.org) or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(f) Grantor supports the principals set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

(g) Notwithstanding the requirements of arbitration stated in Section 1(b) of this **Exhibit A**, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

(h) Grantor agrees to pay for one (1) day of mediation (mediator fees plus any administrative fees relating to the mediation). Any mediator and associated administrative fees incurred thereafter shall be shared equally by Grantor and Grantee.

(i) The fees for any claim pursued via arbitration in an amount of \$10,000.00 or less shall be apportioned as provided in the Supplementary Rules for Residential Construction Disputes of the AAA or other applicable



rules. Unless provided otherwise by the Supplementary Rules for Residential Construction Disputes of the AAA or other applicable rules, for claims that exceed \$10,000.00, the filing party shall pay up to the first \$750.00 of any initial filing fee to initiate arbitration. Under the following conditions, Grantor agrees to pay up to the next \$2,000.00 of any initial filing fee: (1) Grantee has participated in mediation prior to initiating the arbitration; (2) the Grantor and Grantee have mutually agreed to waive mediation; or (3) Grantor is the filing party. The portion of any filing fee not covered above, and any case service fee, management fee or fees of arbitrator(s), shall be shared equally by the Grantor and Grantee.

(j) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

2. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 1 of this Exhibit A, then the Grantor and Grantee agree to the following provisions: **GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.**

## **EXHIBIT B**

### **Standard Exceptions**

1. The lien of real estate, ad valorem and non ad valorem taxes and/or assessments, including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds), for this and subsequent years not yet due and payable [or depending upon the time of the year, "due and payable, but not yet delinquent.]"
2. All laws and restrictions, covenants, conditions, limitations, reservations, agreements, or easements affecting the Property and recorded in the public records for the county in which the Property is located, if any; but this provision shall not operate to re-impose the same;
3. All community development, recreation, water control, water conservation, watershed improvement or special taxing districts affecting the Property including, without limitation, the obligation to pay maintenance assessments, capital assessments and/or taxes in connection therewith, if any.
4. All Applicable zoning, land use, and subdivision ordinances, building codes, bulkhead laws, ordinances, regulations, and rights or interests vested in the United States of America or the State of North Carolina.
5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary, if any.
6. All provisions of the following documents which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions: (i) Declaration(s) governing the community at large in which the home is located (collectively, the "**Master Declaration**"); (ii) club covenants and/or a club plan for the community in which the Property is located (collectively, the "**Club Covenants**"); and (iii) Declaration(s) governing any subdivision of which the Property is a part (the "**Neighborhood Declaration**"), all as amended and modified from time to time.
7. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and shall run with the land, including, without limitation, the Mediation and Arbitration provisions contained in **Exhibit A**.
8. All utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property
9. All matters that would be disclosed by an accurate survey or inspection of the Property.
10. All standard, general printed exceptions contained in the owner's title insurance commitment issued for the Property, if any.
11. The following sections of the Agreement and Addenda, together with any other terms in the Agreement or Addenda that expressly so state, as well as any terms that may survive by operation of law, notwithstanding if the Section, Addendum, or term has a survival provision thereto, shall not be merged into this Deed and shall survive closing and the delivery of the Deed: Section 11, Closing and Title Matters; Section 13, Site and Substitutions; Section 16, Mediation/Arbitration of Disputes; Section 17, Other Dispute Resolutions; Section 18, Selling Agent and Cooperating Broker; Section 19, Construction Activities; Section 20, Dangerous Conditions; Construction Work; Section 35, Reservation of Easement; Section 5 of Rider B, Warranties; Section 2 of the Indoor Environmental Quality Disclosure; Cooperating Broker Addendum, in its entirety; and, Master Disclosure and Information Addendum to Purchase and Sale Agreement, in its entirety.

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Mar 14 11:47 AM RE Excise Tax: \$ 416.00  
Book: 32526 Page: 168 Fee: \$ 26.00  
Instrument Number: 2018029471

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 416.00

Parcel Identifier No. 02714345 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: To Grantee

This instrument was prepared by: The Sperry Law Firm P.C. 15801 Brixham Hill Avenue, Suite 225 Charlotte, NC

Brief description for the Index: LOT 125, Hubbard Falls

THIS DEED made this 14th day of March, 2018, by and between

#### GRANTOR

Hany Mohamed El Sabban and spouse, Pauline Diane Rendon

5001 Jackson Dr  
Charlotte, NC 28269

#### GRANTEE

AINO NC, LLC, a Delaware Limited Liability Company

103 Foulk Road, Ste 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Charlotte Township, Mecklenburg 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 31462 page 53.

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

A map showing the above described property is recorded in Plat Book 54 page 47.

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:

Any and all valid and enforceable restrictions, conditions, covenants, easements or rights-of-way appearing in the public record.

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

Hany Mohamed El Sabban (SEAL)

Print/Type Name: Hany Mohamed El Sabban

Pauline Diane Rendon (SEAL)

Print/Type Name: Pauline Diane Rendon

\_\_\_\_\_  
(SEAL)

Print/Type Name: \_\_\_\_\_

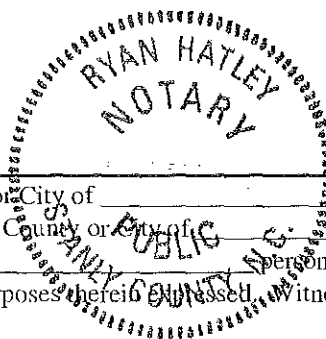
\_\_\_\_\_  
(SEAL)

Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Mecklenburg

I, the undersigned Notary Public of the County or City of Stanhope and State aforesaid, certify that Hany Mohamed El Sabban and Pauline Diane Rendon personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of March, 2018.

My Commission Expires: 8/10/2019  
(Affix Seal)



Ryan Hatley  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

ATTACHMENT

BEING all of Lot 125 of Hubbard Falls, Phase 1 Map 5; Phase 2, Map 2 as same is shown on map thereof recorded in Map Book 54, Page 47, in the Mecklenburg County Public Registry.

Parcel ID #02714345

24 Month Chain of Title:

Date:12/29/2016 Book:31462 Page:53 Owner: Hany Mohamed El Sabban

Property Address:

4343 Hubbard Road

Charlotte, NC 28269

OFFICIAL COPY

Apr 26 2023



— THE —  
**SPERRY LAW FIRM**  
A PROFESSIONAL LAW CORPORATION

**Recorded Warranty Deed & Title Insurance Policy**

Enclosed you will find your recorded North Carolina Warranty Deed for the recent transfer of your property as well as the ALTA Owner's Policy of Title Insurance.

***Please place these items in a safe place with your other real estate closing documents.***

This Insurance policy insures you, the owner(s) of the property, against loss incurred by defects or adverse claims to title against the property. This title policy remains in effect for the entire length of time that you own the property

Should you have any questions regarding your documents, please feel free to contact our office.

Thank you again for allowing ***The Sperry Law Firm, P.C.*** and ***Broker Title Services, Inc.*** to assist you with your real estate needs.

*Sincerely,*

*George H. Sperry, Jr., Esq., CPA*  
*The Sperry Law Firm, P.C.*

**15801 Brixham Hill Avenue Suite 225 Charlotte, NC 28277**

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Apr 13 10:51 AM RE Excise Tax \$ 504.00  
Book: 32599 Page: 404 Fee \$ 26.00  
Instrument Number. 2018043954

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 504.00

Parcel Identifier No. 02532417 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: To Grantee

This instrument was prepared by: The Sperry Law Firm PC, 15801 Brixham Hill Avenue, Suite 225 Charlotte, NC 28277

Brief description for the Index: LOT 61, Walden Ridge

THIS DEED made this 12th day of April, 2018, by and between

GRANTOR

Joseph M. Selph and spouse,  
Malerie L. Smith  
  
325 Hillcrest Dr  
Huntersville, NC 28078

GRANTEE

AINO NC, LLC  
  
103 Foulk Road, Ste 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Charlotte, \_\_\_\_\_ Township, Mecklenburg 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 24982 page 532.  
All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book 30 page 167.

Page 1 of 2



## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 504.00

Parcel Identifier No. 02532417 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: To GranteeThis instrument was prepared by: The Sperry Law Firm P.C. 15801 Brixham Hill Avenue, Suite 225 Charlotte, NC 28277Brief description for the Index: LOT 61, Walden RidgeTHIS DEED made this 12th day of April, 2018, by and between

## GRANTOR

Joseph M. Selph and spouse,  
Malerie L. Smith325 Hillcrest Dr  
Huntersville, NC 28078

## GRANTEE

AINO NC, LLC

103 Foulk Road, Ste 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Charlotte, \_\_\_\_\_ Township, Mecklenburg 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 24982 page 532.  
All or a portion of the property herein conveyed X includes or \_\_\_\_ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 30 page 167.

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:

Any and all valid and enforceable restrictions, conditions, covenants, easements or rights-of-way appearing in the public record.

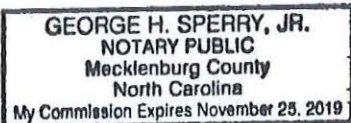
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Joseph M. Selph (SEAL)  
Print/Type Name: Joseph M. Selph  
Malerie L. Smith (SEAL)  
Print/Type Name: Malerie L. Smith  
\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  
\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  
\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

State of NC - County or City of Mecklenburg  
I, the undersigned Notary Public of the County or City of Mecklenburg and State aforesaid, certify that Joseph M. Selph and Malerie L. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of April, 2018.

My Commission Expires: 11/25/19  
(Affix Seal)



George H. Sperry, Jr.  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

ATTACHMENT

BEING all of Lot 61 of Walden Ridge, Phase 2, Map 2 as same is shown on map thereof recorded in Map Book 30, Page 167, in the Mecklenburg County Public Registry.

Parcel ID #02532417

24 Month Chain of Title:

Date:08/03/2009 Book:24982 Page:532 Owner: Joseph L. Selph and Malerie L. Smith

Property Address:

9706 Ashburton Drive  
Charlotte, NC 28216

FILE COPY	
FILED FOR REGISTRATION	DOC. # 67311
DATE 5/31/18	TIME 4:17
BOOK 32721	PAGE 838
STAMPS 580	REC. FEE 26
<small>WEBB/WALLACE REGISTERED DEEDS MECKLENBURG COUNTY, NC</small>	

Excise Tax: \$580.00

18-6867JM

Tax Lot No.

Parcel Identifier Number 027-721-24

Mail after recording to: GRANTEE'S ADDRESS

This instrument was prepared by: WEBB/WALLACE LAW GROUP, PLLC (JAM)

Brief description for the Index: Lot 76, Meridale

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 31st day of May, 2018, by and between

## GRANTOR

MATTAMY CAROLINA CORPORATION; a  
North Carolina corporation, doing business as  
MATTAMY HOMES

## Mailing Address:

2127 Ayrsley Town Blvd., Suite 201  
Charlotte, NC 28273

## GRANTEE

AINO NC LLC, a Delaware limited liability company

## Property Address:

9425 Hartington Place  
Charlotte, NC 28269

## Mailing Address:

103 Foulk Road, Suite 900  
Wilmington, DE 19803

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 76 of MERIDALE subdivision, as same is shown on map thereof recorded in Map Book 59, page 986, in the office of the Register of Deeds for Mecklenburg County, North Carolina

Being a portion of the property encumbered by, and subject to, that certain Declaration of Covenants, Conditions, and Restrictions for Meridale recorded in Book 23949, Page 452 in the Mecklenburg County Public Registry; as amended and supplemented.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Map Book/Plat Cabinet 59, Page/File# 986.

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 Grantor covenants with 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, subject to the following exceptions:

1. Valid and enforceable easements and restrictions of record and the applicable Covenants, Conditions and Restrictions for the subdivision of which the property herein conveyed is a part, including all amendments and supplements thereto, the terms of which are incorporated herein by this reference.

2. Ad valorem taxes affecting the property for the current year, and for all years subsequent to the current year.

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

MATTAMY CAROLINA CORPORATION, a North Carolina corporation

By: [Signature]  
Mikell A. McElroy, Vice President

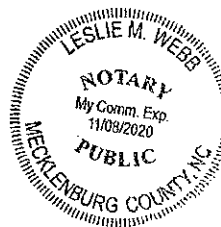
State of North Carolina, Mecklenburg County

I, the undersigned Notary Public of County of State aforesaid, certify that Mikell A. McElroy, personally came before me this day and acknowledged that he is Vice President of Mattamy Carolina Corporation, a North Carolina corporation, and that he, as its Vice President, being authorized to do so, executed the foregoing on behalf of Mattamy Carolina Corporation.

Witness my hand and official stamp or seal, this 31<sup>st</sup> day of May, 2018

[Signature]  
Leslie M. Webb, Notary Public

My commission expires:  
November 8, 2020



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant Register of Deeds.

FILE COPY	
FILED FOR REGISTRATION	DOC # 67306
DATE 5/31/18	TIME 4:16
BOOK 32721	PAGE 200
STAMPS 580	REC FEE 26

Excise Tax: \$580.00

18-6865JM

Tax Lot No.

Parcel Identifier Number 027-723-40

Mail after recording to: GRANTEE'S ADDRESS

This instrument was prepared by: WEBB/WALLACE LAW GROUP, PLLC (JAM)

Brief description for the Index: Lot 127, Meridale

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 31st day of May, 2018, by and between

## GRANTOR

MATTAMY CAROLINA CORPORATION; a  
North Carolina corporation, doing business as  
MATTAMY HOMES

## Mailing Address:

2127 Ayrsley Town Blvd., Suite 201  
Charlotte, NC 28273

## GRANTEE

AINO NC LLC, a Delaware limited liability company

## Property Address:

7811 Meridale Forest Drive  
Charlotte, NC 28269

## Mailing Address:

103 Foulk Road, Suite 900  
Wilmington, DE 19803

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 127 of MERIDALE subdivision, as same is shown on map thereof recorded in Map Book 61, page 923, in the office of the Register of Deeds for Mecklenburg County, North Carolina

Being a portion of the property encumbered by, and subject to, that certain Declaration of Covenants, Conditions, and Restrictions for Meridale recorded in Book 23949, Page 452 in the Mecklenburg County Public Registry; as amended and supplemented.

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



The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Map Book/Plat Cabinet 61, Page/File# 923.

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 Grantor covenants with 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, subject to the following exceptions:

1. Valid and enforceable easements and restrictions of record and the applicable Covenants, Conditions and Restrictions for the subdivision of which the property herein conveyed is a part, including all amendments and supplements thereto, the terms of which are incorporated herein by this reference.
2. Ad valorem taxes affecting the property for the current year, and for all years subsequent to the current year.

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

MATTAMY CAROLINA CORPORATION, a North Carolina corporation

By: [Signature]  
Mikell A. McElroy, Vice President

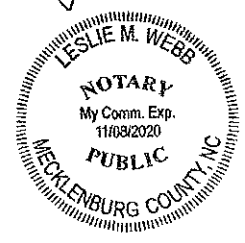
State of North Carolina, Mecklenburg County

I, the undersigned Notary Public of County of State aforesaid, certify that Mikell A. McElroy, personally came before me this day and acknowledged that he is Vice President of Mattamy Carolina Corporation, a North Carolina corporation, and that he, as its Vice President, being authorized to do so, executed the foregoing on behalf of Mattamy Carolina Corporation.

Witness my hand and official stamp or seal, this 31<sup>st</sup> day of May, 2018

[Signature]  
Leslie M. Webb, Notary Public

My commission expires:  
November 8, 2020



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant Register of Deeds.



COPY

FILE COPY	
FILED FOR REGISTRATION	DOC # 167300
DATE 5/31/18	TIME 4:15
BOOK 32721	PAGE 778
STAMPS 520	REC FEE 26
REGISTERED FROM RECORDING DIVISION MECKLENBURG COUNTY, NC	

Excise Tax: \$520.00

18-6908JM

Tax Lot No.

Parcel Identifier Number 027-722-19

Mail after recording to: GRANTEE'S ADDRESS

This instrument was prepared by: WEBB/WALLACE LAW GROUP, PLLC (JAM)

Brief description for the Index: Lot 148, Meridale

# NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 31st day of May, 2018, by and between

## GRANTOR

MATTAMY CAROLINA CORPORATION; a  
North Carolina corporation, doing business as  
MATTAMY HOMES

### Mailing Address:

2127 Ayrley Town Blvd., Suite 201  
Charlotte, NC 28273

## GRANTEE

AINO NC LLC, a Delaware limited liability company

### Property Address:

7814 Meridale Forest Drive  
Charlotte, NC 28269

### Mailing Address:

103 Foulk Road, Suite 900  
Wilmington, DE 19803

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 148 of MERIDALE subdivision, as same is shown on map thereof recorded in Map Book 61, page 923, in the office of the Register of Deeds for Mecklenburg County, North Carolina

Being a portion of the property encumbered by, and subject to, that certain Declaration of Covenants, Conditions, and Restrictions for Meridale recorded in Book 23949, Page 452 in the Mecklenburg County Public Registry; as amended and supplemented.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Map Book/Plat Cabinet 61, Page/File# 923

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 Grantor covenants with 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, subject to the following exceptions:

1. Valid and enforceable easements and restrictions of record and the applicable Covenants, Conditions and Restrictions for the subdivision of which the property herein conveyed is a part, including all amendments and supplements thereto, the terms of which are incorporated herein by this reference.
2. Ad valorem taxes affecting the property for the current year, and for all years subsequent to the current year.

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

MATTAMY CAROLINA CORPORATION, a North Carolina corporation

By: [Signature]  
Mikell A. McElroy, Vice President

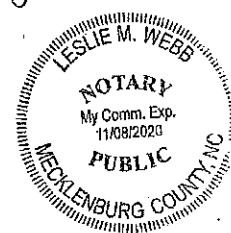
State of North Carolina, Mecklenburg County

I, the undersigned Notary Public of County of State aforesaid, certify that Mikell A. McElroy, personally came before me this day and acknowledged that he is Vice President of Mattamy Carolina Corporation, a North Carolina corporation, and that he, as its Vice President, being authorized to do so, executed the foregoing on behalf of Mattamy Carolina Corporation.

Witness my hand and official stamp or seal, this 31<sup>st</sup> day of May, 2018

[Signature]  
Leslie M. Webb, Notary Public

My commission expires:  
November 8, 2020



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant Register of Deeds.

COPY

FILE COPY	
FILED FOR REGISTRATION	DOC. # 67295
DATE 5/31/18	TIME 4:13
BOOK 32721	PAGE 758
STAMPS 514	REC FEE 26
REGISTERED WITH MECKLENBURG COUNTY NC	

Excise Tax: \$514.00

18-6907JM

Tax Lot No.

Parcel Identifier Number 027-722-34

Mail after recording to: GRANTEE'S ADDRESS

This instrument was prepared by: WEBB/WALLACE LAW GROUP, PLLC (JAM)

Brief description for the Index: Lot 208, Meridale

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 31st day of May, 2018, by and between

GRANTOR

MATTAMY CAROLINA CORPORATION; a  
North Carolina corporation, doing business as  
MATTAMY HOMES

Mailing Address:

2127 Ayrsley Town Blvd., Suite 201  
Charlotte, NC 28273

GRANTEE

AINO NC LLC, a Delaware limited liability company

Property Address:

9524 Silverdale Lane  
Charlotte, NC 28269

Mailing Address:

103 Foulk Road, Suite 900  
Wilmington, DE 19803

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 208 of MERIDALE subdivision, as same is shown on map thereof recorded in Map Book 61, page 881, in the office of the Register of Deeds for Mecklenburg County, North Carolina

Being a portion of the property encumbered by, and subject to, that certain Declaration of Covenants, Conditions, and Restrictions for Meridale recorded in Book 23949, Page 452 in the Mecklenburg County Public Registry; as amended and supplemented.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Map Book/Plat Cabinet 61, Page/File# 881.

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 Grantor covenants with 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, subject to the following exceptions:

1. Valid and enforceable easements and restrictions of record and the applicable Covenants, Conditions and Restrictions for the subdivision of which the property herein conveyed is a part, including all amendments and supplements thereto, the terms of which are incorporated herein by this reference.
2. Ad valorem taxes affecting the property for the current year, and for all years subsequent to the current year.

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

MATTAMY CAROLINA CORPORATION, a North Carolina corporation

By: [Signature]  
Mikell A. McElroy, Vice President

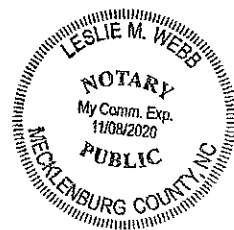
State of North Carolina, Mecklenburg County

I, the undersigned Notary Public of County of State aforesaid, certify that Mikell A. McElroy, personally came before me this day and acknowledged that he is Vice President of Mattamy Carolina Corporation, a North Carolina corporation, and that he, as its Vice President, being authorized to do so, executed the foregoing on behalf of Mattamy Carolina Corporation.

Witness my hand and official stamp or seal, this 31<sup>st</sup> day of May, 2018

[Signature]  
Leslie M. Webb, Notary Public

My commission expires:  
November 8, 2020



The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant Register of Deeds.

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 21728238,  
21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139,, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

#### GRANTOR

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

#### GRANTEE

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

*15021 Boudins Lane*

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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

1 of 3

A map showing the above described property is recorded in Plat Book 48 page 469; Map Book 48, Page 491; Map Book 50, page 961; and Map Book 51, page 897.

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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

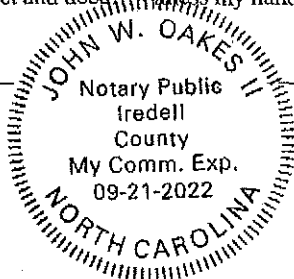
(Entity Name)

By: Alan Scharsu  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina – County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharsu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18.

My Commission Expires: 9-21-22



John W. Oakes II  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant – Register of Deeds



## EXHIBIT "A"

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

BEING all of Lots 110, 119 and 120 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4 as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision a/k/a Whispering Pines at the Palisades in Map Book 51 at Page 897, in the Office of the Register of Deeds in Mecklenburg County, North Carolina.

BEING all of Lot 113 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision, a/k/a Whispering Pines at the Palisades in Map Book 50 at Page 961, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

BEING all of Lot 117, 123, 132, 133, 134, 135, 138 and 139 of WHISPERING PINES AT THE PALISADES FKA HICKLIN Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.



For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 21728238,  
21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139,, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

#### GRANTOR

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

#### GRANTEE

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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

*15021 Boudins Lane*

1 of 3

A map showing the above described property is recorded in Plat Book 48 page 469; Map Book 48, Page 491; Map Book 50, page 961; and Map Book 51, page 897.

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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

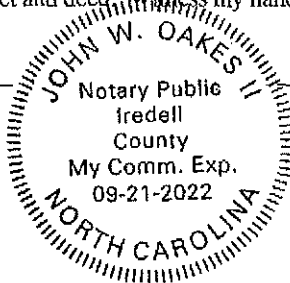
(Entity Name)

By: Alan Scharu  
Print/Type Name & Title: Alan Scharu, Authorized Signatory

State of North Carolina – County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18

My Commission Expires: 9-21-22



John W. Oakes II  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant – Register of Deeds

## EXHIBIT "A"

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

BEING all of Lots 110, 119 and 120 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4 as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision a/k/a Whispering Pines at the Palisades in Map Book 51 at Page 897, in the Office of the Register of Deeds in Mecklenburg County, North Carolina.

BEING all of Lot 113 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision, a/k/a Whispering Pines at the Palisades in Map Book 50 at Page 961, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

BEING all of Lot 117, 123, 132, 133,134,135, 138 and 139 of WHISPERING PINES AT THE PALISADES FKA HICKLIN Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

OFFICIAL COPY

Apr 26 2023

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 21728238,  
21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

9415 Segundo

GRANTOR

GRANTEE

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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

1 of 3



A map showing the above described property is recorded in Plat Book 48 page 469; Map Book 48, Page 491; Map Book 50, page 961; and Map Book 51, page 897.

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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

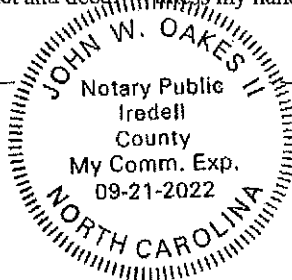
(Entity Name)

By: Alan Scharsu  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina – County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharsu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18

My Commission Expires: 9-21-22



John W. Oakes II  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant – Register of Deeds

## EXHIBIT "A"

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

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For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 21728238, 21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139,, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

9409 Segundo

#### GRANTOR

#### GRANTEE

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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

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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:

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

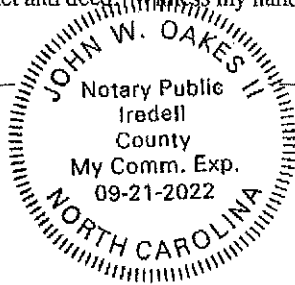
(Entity Name)

By: [Signature]  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina – County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharsu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 2018

My Commission Expires: 9-21-22



[Signature]  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
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*Fredrick Smith*

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Apr 26 2023

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By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

*9540 Spumix*

GRANTOR

GRANTEE

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Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
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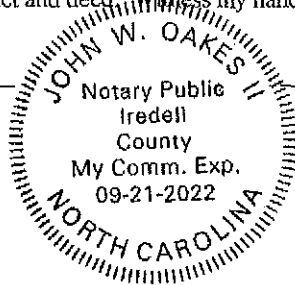
(Entity Name)

By: [Signature]  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina -- County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharsu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18

My Commission Expires: 9-21-22



[Signature]  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

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Register of Deeds  
Mecklenburg County, NC  
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*Fredrick Smith*

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Apr 26 2023

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By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

14923 Boudins Lane

#### GRANTOR

#### GRANTEE

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517 Alcove Road  
Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
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Whispering Pines Charlotte, LLC, a Delaware limited liability company

(Entity Name)

By: Alan Scharsu  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina – County of Iredell

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John W. Oakes II  
Notary Public

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Register of Deeds  
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15003 Boudins Lane

GRANTOR

GRANTEE

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Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
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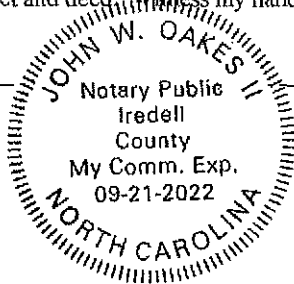
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By: Alan Scharu  
Print/Type Name & Title: Alan Scharu, Authorized Signatory

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John W. Oakes II  
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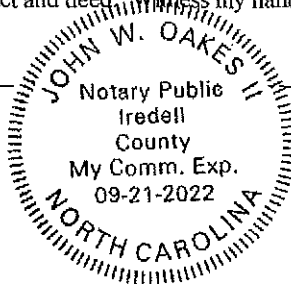
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BEING all of Lots 110, 119 and 120 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4 as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision a/k/a Whispering Pines at the Palisades in Map Book 51 at Page 897, in the Office of the Register of Deeds in Mecklenburg County, North Carolina.

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BEING all of Lot 117, 123, 132, 133, 134, 135, 138 and 139 of WHISPERING PINES AT THE PALISADES FKA HICKLIN Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 21728238,  
21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139,, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

14929 Boudins Lane

GRANTOR

GRANTEE

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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

1 of 3



A map showing the above described property is recorded in Plat Book 48 page 469; Map Book 48, Page 491; Map Book 50, page 961; and Map Book 51, page 897.

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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

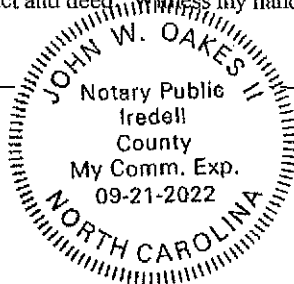
(Entity Name)

By: Alan Scharu  
Print/Type Name & Title: Alan Scharu, Authorized Signatory

State of North Carolina – County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18.

My Commission Expires: 9-21-22



John W. Oakes II  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant –Register of Deeds

## EXHIBIT "A"

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

BEING all of Lots 110, 119 and 120 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4 as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision a/k/a Whispering Pines at the Palisades in Map Book 51 at Page 897, in the Office of the Register of Deeds in Mecklenburg County, North Carolina.

BEING all of Lot 113 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision, a/k/a Whispering Pines at the Palisades in Map Book 50 at Page 961, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

BEING all of Lot 117, 123, 132, 133, 134, 135, 138 and 139 of WHISPERING PINES AT THE PALISADES FKA HICKLIN Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.



For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 May 29 02:42 PM RE Excise Tax: \$ 5184.00  
Book: 32710 Page: 487 Fee: \$ 26.00  
Instrument Number: 2018065227

*Fredrick Smith*

OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,184.00 Parcel Identifier No. 21728216, 21728219, 21728237, 21728222, 21728223, 21728226, 217282238,  
21728239, 21728240, 21728241, 21728244, and 21728245 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lots 110, 113, 117, 119, 120, 123, 132-135 and 138-139,, Whispering Pines at the Palisades FKA Hicklin Subdivision

THIS DEED made this 25 day of May, 2018, by and between

14935 Boudins Lane

#### GRANTOR

#### GRANTEE

Whispering Pines Charlotte, LLC, a Delaware limited liability company  
517 Alcove Road  
Suite 301  
Mooresville, NC 28117

AINO NC LLC, a Delaware limited liability company  
103 Foulk Road  
Suite 900  
Wilmington, DE 19803

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Mecklenburg County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 32041 page 336 and Book 32025, Page 71.

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 48 page 469; Map Book 48, Page 491; Map Book 50, page 961; and Map Book 51, page 897.

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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

Whispering Pines Charlotte, LLC, a Delaware limited liability company

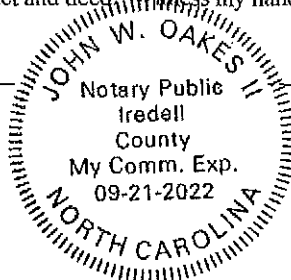
(Entity Name)

By: Alan Scharsu  
Print/Type Name & Title: Alan Scharsu, Authorized Signatory

State of North Carolina - County of Iredell

I, John W. Oakes II, the undersigned Notary Public of the County and State aforesaid, certify that Alan Scharsu, personally appeared before me this day and acknowledged that he is the Authorized Signatory of Whispering Pines Charlotte, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 25 day of May, 20 18

My Commission Expires: 9-21-22



John W. Oakes II  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

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

BEING all of Lots 110, 119 and 120 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4 as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision a/k/a Whispering Pines at the Palisades in Map Book 51 at Page 897, in the Office of the Register of Deeds in Mecklenburg County, North Carolina.

BEING all of Lot 113 of WHISPERING PINES AT THE PALISADES FKA HICKLIN, Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, and revised and recorded as Phase 1, Map 4 of the Hicklin Subdivision, a/k/a Whispering Pines at the Palisades in Map Book 50 at Page 961, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

BEING all of Lot 117, 123, 132, 133, 134, 135, 138 and 139 of WHISPERING PINES AT THE PALISADES FKA HICKLIN Phase 1, Map 4, as shown on a plat recorded in Map Book 48, Page 491, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

For Registration J. David Granberry  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2016 Mar 18 03:22 PM RE Excise Tax: \$ 314.00  
Book: 30672 Page: 45 Fee: \$ 26.00  
Instrument Number: 2016031051

*J. David Granberry*

Excise Tax: \$314.00

Our File #:NCP167254

Tax Parcel ID No. 027-572-41

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

Prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Title Co.: Fidelity National Title Company, LLC - Charlotte

Brief Description for the Index: Lot 39 of Asbury Place Subdivision

**North Carolina General Warranty Deed**

THIS DEED, made this the 14 day of March, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
<b>Joseph Buchinskiy and wife, Ruslana Buchinskaya</b>	<b>AINO NC LLC</b>
<i>Forwarding Address:</i> 2809 Hamrick Ct San Jose, CA 95121	<i>Property Address:</i> 9306 Swallow Tail Lane Charlotte, NC 28269  <i>Mailing Address:</i> 103 Foulk Road, Suite 900 Wilmington, DE 19803

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Charlotte, County of Mecklenburg, State of North Carolina, more particularly described as follows:

**BEING all of Lot 39 of ASBURY PLACE SUBDIVISION, Map 3, as same is shown on a map thereof recorded in Map Book 38, Page 223, in the MECKLENBURG County Public Registry.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 19702, Page 485, and being reflected on plat(s) recorded in Map/Plat Book 38, page/slide 223.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.



And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

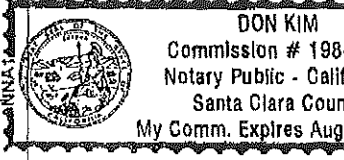
There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

_____ (Entity Name)	
By: <u>Joseph Buchinskiy</u> Print/Type Name: _____ Title: _____	 _____ (SEAL) Joseph Buchinskiy
By: <u>RUSLANA BUCHINSKAYA</u> Print/Type Name: _____ Title: _____	 _____ (SEAL) Ruslana Buchinskaya
By: _____ Print/Type Name: _____ Title: _____	_____ (SEAL) Print/Type Name: _____
By: _____ Print/Type Name: _____ Title: _____	_____ (SEAL) Print/Type Name: _____

(NOTARY PAGE TO FOLLOW)

State of <u>North Carolina</u> <u>CAUFORNIA</u> County of <u>SANTA CLARA</u>	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Joseph Buchinskiy and Ruslana Buchinskaya</u>	
(Insert name(s) of principal(s)). <u>[Signature]</u>	
Date: <u>MARCH 14, 2016</u>	
<u>Don Kim</u> Notary Public	
Notary's Printed or Typed Name	
My Commission Expires: <u>AUGUST 3, 2016</u>	

State of _____ County of _____	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:	
_____ (Insert name(s) of principal(s)).	
Date: _____	
_____ Notary Public	
Notary's Printed or Typed Name	
My Commission Expires: _____	



For Registration J. David Granberry  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2016 Mar 04 12:11 PM RE Excise Tax: \$ 290.00  
Book: 30639 Page: 447 Fee: \$ 26.00  
Instrument Number: 2016024699

*J. David Granberry*

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$290.00

Our File #:NCP167392

Tax Parcel ID No. 04319147

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

Prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Title Co.: Stewart Title Guaranty Company

Brief Description for the Index: Lot 47 of Forestview

North Carolina General Warranty Deed

THIS DEED, made this the 2nd day of March, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
Sung Hsien Chang and wife, Wei-Lan Yang	AINO NC LLC
Forwarding Address: 15 Ellistone Irvine, CA 92602	Property Address: 5414 Crisfield Road Charlotte, NC 28269  Mailing Address: 103 Foulk Road, Suite 900 Wilmington, DE 19803

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Charlotte, County of Mecklenburg, State of North Carolina, more particularly described as follows:

Being all of Lot 47 of Forestview, Phase 1, Map 2, as same is shown on map thereof recorded in Map Book 27 at Page 655, a revision of Map Book 27 at Page 295 in the Mecklenburg Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 21615, Page 531, and being reflected on plat(s) recorded in Map/Plat Book 27, page/slide 295.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

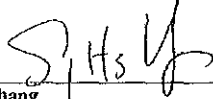
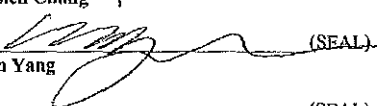
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

_____ (Entity Name)	
By: _____	 (SEAL)
Print/Type Name: _____	Sung Hsien Chang
Title: _____	
By: _____	 (SEAL)
Print/Type Name: _____	Wei-Lan Yang
Title: _____	
By: _____	_____ (SEAL)
Print/Type Name: _____	_____ (SEAL)
Title: _____	_____ (SEAL)

(NOTARY PAGE TO FOLLOW)

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of California  
County Of Orange

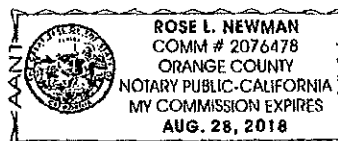
On MARCH 2, 2014 before me, ROSE L. NEWMAN, a notary public personally appeared

SUNG HSIEN CHANG AND WEILAN YANG

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



R. Newman

(Optional)

Title/Type of the document: NORTH CAROLINA GENERAL WARRANTY DEED

Document Date: MARCH 2, 2014

Number of Pages \_\_\_\_\_

Signer(s) other than named above \_\_\_\_\_

For Registration J. David Granberry  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2015 Mar 10 12:37 PM RE Excise Tax: \$ 342.00  
Book: 29802 Page: 582 Fee: \$ 26.00  
Instrument Number: 2015026645

*J. David Granberry*

Excise Tax: \$342.00

Our File #:NCP150890

Tax Parcel ID No. 21932463

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

Prepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262

Title Co.: Investors Title Insurance Company (Charlotte)

Brief Description for the Index: Lot 198 of Hamilton Lakes

**North Carolina General Warranty Deed**

THIS DEED, made this the 9<sup>th</sup> day of March, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
<b>Spring Chanthavanhthong aka Spring Satrakoune and Johnny P. Satrakoune</b>	<b>AINO NC LLC</b>
<i>Forwarding Address:</i> 147 Misty Wood Drive Lake Wylie, SC 29710	<i>Property Address:</i> 15823 Normans Landing Dr. Charlotte, NC 28273  <i>Mailing Address:</i> 200 Bellevue Parkway, Ste 210 Wilmington, DE 19809

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Charlotte, County of Mecklenburg, State of North Carolina, more particularly described as follows:

**Being all of Lot 198 of Hamilton Lakes, Phase 2, Map 3, as same is shown on map thereof recorded in Map Book 46, at Page 335, in the Mecklenburg County Public Registry.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 24151, Page 746, and being reflected on plat(s) recorded in Map/Plat Book 46, page/slide 335.

submitted electronically by "Costner Law Office, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

OFFICIAL COPY

Apr 26 2023

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

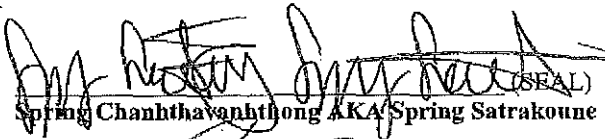
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

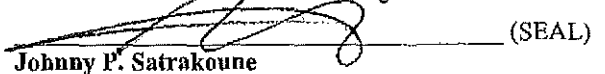
\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_  
Title: \_\_\_\_\_

 (SEAL)  
Spring Chanthavanthong AKA Spring Satrakoune

 (SEAL)  
Johnny P. Satrakoune

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Spring Chanthavanhthong AKA Spring Satrakoune and Johnny P. Satrakoune

(Insert name(s) of principal(s)).

Date: 3-9-15

Nicholas Bolling

Nicholas Bolling Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

4-3-18

(Official/Notarial Seal)



State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

(Insert name(s) of principal(s)).

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

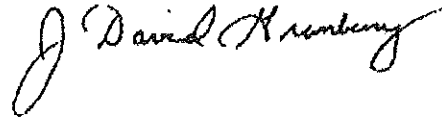
My Commission Expires:

\_\_\_\_\_

(Official/Notarial Seal)



For Registration J. David Granberry  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2016 May 13 01:38 PM RE Excise Tax: \$ 309.00  
Book: 30818 Page: 117 Fee: \$ 26.00  
Instrument Number: 2016058476



OFFICIAL COPY

Apr 26 2023

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$309.00

Parcel Identifier No. 043-104-63 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: T. Keith Black, ROSSABI BLACK SLAUGHTER, PA - NAL

Title Insurance Co.: Barrister's Title Services

Brief description for the Index: Lot 11, Final Plat of Hammond Lake, PB 58 Pg 342

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between:

GRANTOR

GRANTEE

**WADE JURNEY HOMES, INCORPORATED**

a North Carolina Corporation

ADDRESS:

3300 Battleground Ave. Ste. 230

Greensboro, NC 27410

**AINO NC, LLC**

MAILING ADDRESS:

103 Foulk Road, Suite #900,

Wilmington, DE 19803

PROPERTY ADDRESS:

5505 Lee Marie Lane

Charlotte, NC 28269

*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 and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in the City of Charlotte \_\_\_\_\_, \_\_\_\_\_ Township, Mecklenburg County, North Carolina and more particularly described as follows:

**BEING all of Lot 11, as shown on final plat of Hammond Lake, Phase 1, Map 4 recorded in Map Book 58 at Page 342, in the Office of the Register of Deeds for Mecklenburg County, North Carolina.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 30611 page 893.

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

A map showing the above described property is recorded in Map Book 58 at Page 342.

submitted electronically by "Black, Slaughter & Black, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg 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:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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

**WADE JURNEY HOMES, INCORPORATED**  
A North Carolina Corporation

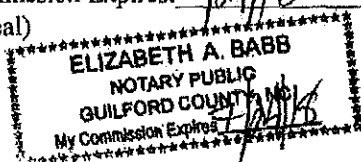
BY: C. Beth Sink  
Print/Type Name: Claudia Beth Sink  
Title: Authorized Party

State of NORTH CAROLINA - County or City of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Claudia Beth Sink personally came before me this day and acknowledged that she is the Authorized Party of WADE JURNEY HOMES, INCORPORATED, a North Carolina corporation, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 5 day of APRIL, 2016.

My Commission Expires: 7/24/18  
(Affix Seal)



Elizabeth A. Babb  
Notary Public  
Notary's Printed or Typed Name

For Registration J. David Granberry  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2015 Aug 06 01:12 PM RE Excise Tax: \$ 337.00  
Book: 30185 Page: 111 Fee: \$ 26.00  
Instrument Number: 2015102343

*J. David Granberry*

Excise Tax: \$337.00

Our File #:NCP153643

Tax Parcel ID No. 029-224-23

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

Prepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262

Title Co.: \_\_\_\_\_

Brief Description for the Index: LOT 171, HIGHLAND PARK, PH 1, MAP 7, MB 37, PG 895

**North Carolina General Warranty Deed**  
THIS DEED, made this 6<sup>th</sup> day August, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
<b>Rodney L. Neal and wife, Felicia Neal</b>	<b>AINO NC LLC</b>
<i>Forwarding Address:</i> PO Box 42162 Charlotte, NC 28269	<i>Property Address:</i> 12927 Deaton Hill Drive Charlotte, NC 28269  <i>Mailing Address:</i> 103 Foulk Rd Suite 900 Wilmington, DE 19803

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Charlotte, County of Mecklenburg, State of North Carolina, more particularly described as follows:

**Being all of Lot 171 of Highland Park, Phase 1, Map 7, as same is shown on a map thereof recorded in Map Book 37, Page 895, in the Mecklenburg County Public Registry.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 18956, Page 544, and being reflected on plat(s) recorded in Map/Plat Book 37, page/slide 895.

Submitted electronically by "Costner Law Office, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

OFFICIAL COPY

Apr 26 2023

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

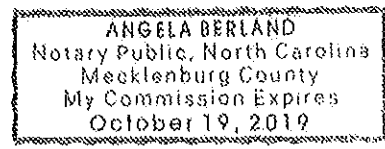
All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

_____	
(Entity Name)	
By: _____	<u>Rodney L. Neal</u> (SEAL)
Print/Type Name: _____	Rodney L. Neal
Title: _____	<u>Felicia Neal</u> (SEAL)
By: _____	Felicia Neal
Print/Type Name: _____	_____ (SEAL)
Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name: _____	Print/Type Name: _____
Title: _____	_____

(NOTARY PAGE TO FOLLOW)

State of North Carolina County of <u>Mecklenburg</u>	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>Rodney L. Neal and Felicia Neal</u>	
(Insert name(s) of principal(s)).	
Date: <u>8/6/2015</u>	<u>Angela Berland</u> <u>Angela Berland</u> Notary Public Notary's Printed or Typed Name
My Commission Expires: <u>10/19/2019</u>	



State of _____ County of _____	(Official/Notarial Seal)
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:	
(Insert name(s) of principal(s)).	
Date: _____	_____ Notary Public Notary's Printed or Typed Name
My Commission Expires: _____	