

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMPFILED Apr 29, 2015
AT 11:38:00 AM
BOOK 06430
START PAGE 0758
END PAGE 0760
INSTRUMENT # 11775
EXCISE TAX \$407.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$407.00

Our File #:NCP151664

Tax Parcel ID No. 07099232

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 12, Woodbridge

North Carolina General Warranty Deed

THIS DEED, made this the 28 day of April, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Jodi Pascavis Strong and husband, Craig Blair Strong	AINO NC LLC
Forwarding Address: 13506 OMalley Drive Matthews, NC 28105	Property Address: 4006 Lawrence Daniel Drive Matthews, NC 28104
	Mailing Address: 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 Matthews, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 12, Woodbridge Subdivision, Map 2, as same is shown on map thereof recorded in Plat Cabinet I, File Number 24 and 25 in the Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 5564, Page 144, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 24.

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.


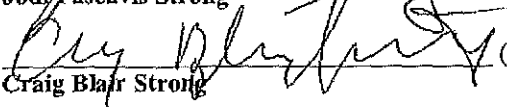
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____		(SEAL)
Print/Type Name: _____	Jodi Pascavis Strong	
Title: _____		(SEAL)
By: _____	Craig Blair Strong	
Print/Type Name: _____	_____	(SEAL)
Title: _____	Print/Type Name: _____	
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)

(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Mecklenburg

(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:

Jodi Pascavis Strong and Craig Blair Strong

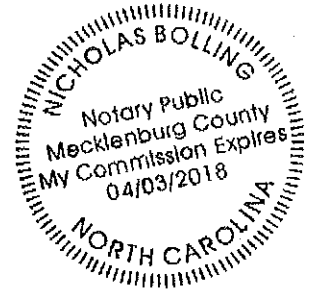
(Insert name(s) of principal(s)).

Date: 4-28-18

Nicholas Bolling Notary Public
Notary's Printed or Typed Name

My Commission Expires:

4-3-18



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:

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$402.00

Our File #:NCP167259

Tax Parcel ID No. 07-099-205

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.: Barrister's Title Services

Brief Description for the Index: Lot 28 Woodbridge Subdivision

North Carolina General Warranty Deed

THIS DEED, made this the 26 day of February, 2022, by and between:

GRANTOR(S)	GRANTEE(S)
Karen Arutyunov, single <i>Forwarding Address:</i> 3720 Cole Mill Road Charlotte, NC 28270	AINO NC LLC <i>Property Address:</i> 4208 Lawrence Daniel Drive Matthews, NC 28104 <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 Matthews, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 28, WOODBRIDGE SUBDIVISION, Map 1, as same is shown on map thereof recorded in Plat Cabinet H, File No. 774, Union County, North Carolina Public Registry, reference to which is hereby made for a more particular description.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6588, Page 74, and being reflected on plat(s) recorded in Map/Plat Book H, page/slide 774.

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: _____
Print/Type Name: _____
Title: _____

Karen G Arutyunov (SEAL)
Karen Arutyunov

By: _____
Print/Type Name: _____
Title: _____


Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name: _____
Title: _____

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

(NOTARY PAGE TO FOLLOW)

<p>State of North Carolina</p> <p>County of <u>Mecklenburg</u></p> <p>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:</p> <p><u>Karen Arutyunov</u></p> <p>_____ (Insert name(s) of principal(s)).</p> <p>Date: <u>2/26/16</u></p> <p><u>Tara P. Cuffney</u> Notary Public</p> <p>Notary's Printed or Typed Name</p> <p>My Commission Expires:</p> <p><u>8/17/16</u></p>	<p>(Official/Notarial Seal)</p> 
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<p>State of _____</p> <p>County of _____</p> <p>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:</p> <p>_____ (Insert name(s) of principal(s)).</p> <p>Date: _____</p> <p>_____ Notary Public</p> <p>Notary's Printed or Typed Name</p> <p>My Commission Expires:</p> <p>_____</p>	<p>(Official/Notarial Seal)</p>
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FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Jul 13, 2015
AT 04:55:00 PM
BOOK 06487
START PAGE 0091
END PAGE 0093
INSTRUMENT # 21168
EXCISE TAX \$412.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$412.00

Our File #:NCP153045

Tax Parcel ID No. 07096629

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 156 Brook Valley

THIS DEED, made this the 15 day of July, 2015 by and between:

GRANTOR(S)

Lori Vigilante and husband James Vigilante

Forwarding Address:

1066 Streamlet Way
Monroe, NC 28110

*** Good through 7/27/15

GRANTEE(S)

AINO NC LLC

Property Address:

1066 Streamlet Way
Monroe, NC 28110

Mailing Address:

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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 156, BROOK VALLEY SUBDIVISION, PHASE IV, as same is shown on map thereof recorded in Plat Cabinet I at File 609, Union County, North Carolina Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 5028, Page 628, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 609.

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 Union County Register of Deeds.

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.


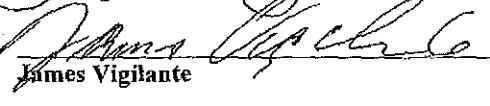
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims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

<p>_____ (Entity Name)</p> <p>By: _____ Print/Type Name: _____ Title: _____</p> <p>By: _____ Print/Type Name: _____ Title: _____</p> <p>By: _____ Print/Type Name: _____ Title: _____</p>	<div style="text-align: center;">  _____ (SEAL) Lori Vigilante </div> <div style="text-align: center;">  _____ (SEAL) James Vigilante </div> <div style="text-align: center;"> _____ (SEAL) Print/Type Name: _____ </div> <div style="text-align: center;"> _____ (SEAL) Print/Type Name: _____ </div>
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(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Mecklenburg

(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:

Lori Vigilante and James Vigilante

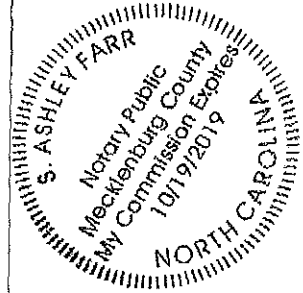
(Insert name(s) of principal(s)).

Date: 7/13/18

S. Ashley Farr Notary Public
Notary's Printed or Typed Name

My Commission Expires:

10/19/19



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:

Union County, NC
Crystal D. Crump
Register of Deeds

Instrument Type : DEED
Instrument # : 04978
Book/Page : 06622 / 0887-00889 Pages : 3
1st Grantor : DONALD GAVIGAN
1st Grantee : AINO NC LLC
Description:

Receipt # : 2016-372731
Date : 02/26/2016 04:26pm
Document : 1 of 1

Description	Qty	Unit Cost	Extended
Deed and General Inst - first 15 pages	1	26.00	26.00
Excise Tax	1	370.00	370.00
		Document 1	396.00
		Grand Total	396.00
		Check 7808	-396.00
		Balance	0.00

OFFICIAL COPY

Apr 26 2023

FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Feb 26, 2016
AT 04:26 pm
BOOK 06622
START PAGE 0887
END PAGE 0889
INSTRUMENT # 04978
EXCISE TAX \$370.00
AH

Excise Tax: \$370.00

Our File #: NCP167251

Tax Parcel ID No. 07-096-628

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 155, Brook Valley Subdivision

North Carolina General Warranty Deed

THIS DEED, made this the 25th day of February, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
<p>Donald Gavigan, divorced</p> <p><i>Forwarding Address:</i> 5302 Radcliffe Drive Waxhaw, NC 28173</p>	<p>AINO NC LLC</p> <p><i>Property Address:</i> 1064 Streamlet Way Monroe, NC 28110</p> <p><i>Mailing Address:</i> 103 Foulk Road, Suite 900 Wilmington, DE 19803</p>

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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 155, Brook Valley Subdivision, Phase IV, as same is shown on map thereof recorded in Plat Cabinet I at File 609, Union County, North Carolina Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4147, Page 393, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 609.

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.

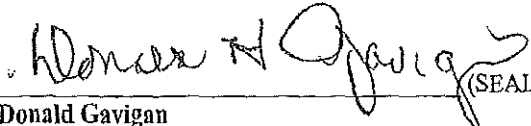
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____




Donald Gavigan (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

(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>Donald Gavigan</u>	
(Insert name(s) of principal(s)).	
Date: <u>2/25/16</u>	
<u>Valerie B. Gefert</u> Notary's Printed or Typed Name	VALERIE B. GEFERT Notary Public, North Carolina Mecklenburg County My Commission Expires August 08, 2018
My Commission Expires: <u>8/8/2018</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: _____	

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 02, 2015
AT 04:35:00 PM
BOOK 06391
START PAGE 0512
END PAGE 0514
INSTRUMENT # 05458
EXCISE TAX \$310.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$310.00

Our File #:NCP150259

Tax Parcel ID No. 09-342-415

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GranteePrepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262Title Co.: Carolina Title Company, Inc.Brief Description for the Index: Lot 181 Colonial Village Phase III**North Carolina General Warranty Deed**THIS DEED, made this the 3rd day of March, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Ping Zhang and wife, Qian Zhuang <i>Forwarding Address:</i> 1011 Hamstead Court Indian Trail, NC 28079	AINO NC LLC <i>Property Address:</i> 1405 Williamsburg Lane Monroe, NC 28110 <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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 181 in that subdivision known as Colonial Village, Phase III, as same is shown on map thereof recorded in Plat Cabinet G, File 175, in the office of the Register of Deeds for Union County, North Carolina.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2036, Page 407, and being reflected on plat(s) recorded in Map/Plat Book G, page/slide 175.

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 Union County Register of Deeds.

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: _____	_____ (SEAL)	
Print/Type Name: _____	Ping Zhang	
Title: _____		
By: _____	_____ (SEAL)	
Print/Type Name: _____	Zhuang Qian	
Title: _____	Qian Zhang	
By: _____	_____ (SEAL)	
Print/Type Name: _____		
Title: _____		
By: _____	_____ (SEAL)	
Print/Type Name: _____		
Title: _____		

(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Mecklenburg

(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:

Ping Zhang and Qian Zhang - Zhong

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

Date: 3-2-15

Nicholas Bollig Notary Public
Notary's Printed or Typed Name

My Commission Expires:

4-3-18



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:

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Jun 19, 2015
AT 03:39:00 PM
BOOK 06470
START PAGE 0726
END PAGE 0728
INSTRUMENT # 18251
EXCISE TAX \$347.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$347.00

Our File #:NCP152486

Tax Parcel ID No. 09342429

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 195 Colonial Village

North Carolina General Warranty Deed

THIS DEED, made this the ____ day of _____, 20____, by and between:

GRANTOR(S)	GRANTEE(S)
Jane L. Zepkowski	AINO NC LLC
Forwarding Address: <i>3102 Walden Crossing Dr. Canton, Ga 30115</i>	Property Address: 1502 Williamsburg Lane Monroe, NC 28110 Mailing Address: 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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 195 of Colonial Village, Phase Three, as shown on a plat file in Plat Cabinet G, at File 175, Union County Registry to which plat is referenced to and incorporated by reference for a more particular description of said property.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3468, Page 141, and being reflected on plat(s) recorded in Map/Plat Book G, page/slide 175.

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 Union County Register of Deeds.

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.

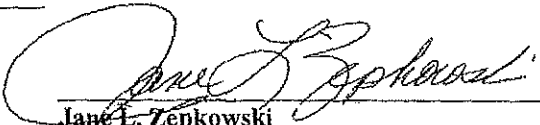
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____		(SEAL)
Print/Type Name: _____	Jane L. Zepkowski	
Title: _____		
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)

(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Union

(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:

Jane L. Zepkowski

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

Date: 6/19/15

[Signature]

Allison Whitehurst Notary Public
Notary's Printed or Typed Name

My Commission Expires:

10/6/18



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:

Excise Tax: \$298.00

Our File #:NCP167252

Tax Parcel ID No. 09-342-301

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.: Fidelity National Title Company, LLC - Charlotte

Brief Description for the Index: Lot 89 of Colonial Village

North Carolina General Warranty Deed

THIS DEED, made this the 25 day of February, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
Kelly M. Demopoulos fka Kelly M. Cameron and husband, Angelo Demopoulos	AINO NC LLC
<i>Forwarding Address:</i> 4333 Deerfield Drive Monroe, NC 28112	<i>Property Address:</i> 3206 Revere Road Monroe, NC 28110
	<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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 89 of Colonial Village, Phase 2, as the same is shown on a map thereof recorded in Plat Cabinet F, File 632 - 633, in the Union County Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 5704, Page 555, and being reflected on plat(s) recorded in Map/Plat Book F, page/slide 632.

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.

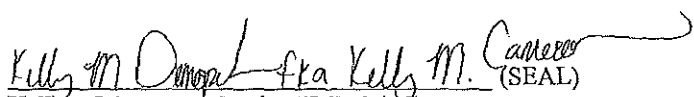
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)


By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____



Kelly M. Demopoulos aka Kelly M. Cameron (SEAL)



Angelo Demopoulos (SEAL)

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

(NOTARY PAGE TO FOLLOW)

State of North Carolina

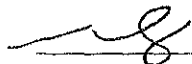
County of Mecklenburg

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:

Kelly M. Demopoulos fka Kelly M. Cameron and Angelo Demopoulos

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

Date: 2-25-16



NICHOLAS BOLLING

Notary Public

Notary's Printed or Typed Name

My Commission Expires:

2/3/18

(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)

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Jul 29, 2015
AT 04:23:00 PM
BOOK 06498
START PAGE 0309
END PAGE 0311
INSTRUMENT # 23149
EXCISE TAX \$384.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$384.00

Our File #: NCP152577

Tax Parcel ID No. 09336556

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 204 Hamilton Place

North Carolina General Warranty Deed

THIS DEED, made this the 29 day of July, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Ashlee Moore, unmarried	AINO NC LLC
Forwarding Address: 60 St. Charles Ave NE Concord, NC 28025	Property: 4102 Waxwood Drive Monroe, NC 28110 mailing address: 200 Bellevue Pkwy. Suite 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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 204 of Hamilton Place, Phase 5 as same is shown on map thereof recorded in Plat Cabinet I at Files 889-893 in the Union County Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 5490, Page 275, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 889.

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 Union County Register of Deeds.

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.

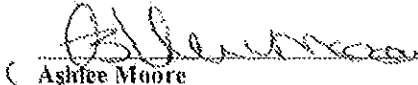
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____		(SEAL)
Print/Type Name: _____	Ashlee Moore	
Title: _____		
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	

(NOTARY PAGE TO FOLLOW)

State of North Carolina

County of Mecklenburg

(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:

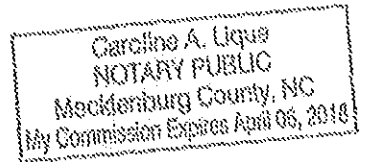
Ashlee Moore

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

Date: 7-29-2015

Caroline A. Lique Notary Public
Notary's Printed or Typed Name

My Commission Expires:

4-6-2018

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:

06625 0790

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 02, 2016
AT 03:37:00 PM
BOOK 06625
START PAGE 0790
END PAGE 0792
INSTRUMENT # 05406
EXCISE TAX \$396.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$396.00

Our File #:NCP167547

Tax Parcel ID No. 09-336-512

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.: _____

Brief Description for the Index: Lot 154 Hamilton Place Subdivision

North Carolina General Warranty Deed

THIS DEED, made this the 27 day of February, 2016, by and between:

GRANTOR(S)

Brian P. Feeney and wife, Marcy M. Feeney

Forwarding Address:

494 Woonasquatucket Ave 117
N Providence, RI 02911

GRANTEE(S)

AINO NC LLC

Property Address:

3133 Blueberry Drive
Monroe, NC 28110

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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 154 of Hamilton Place Subdivision, Phase 4, Map 6, as same is shown on a plat thereof recorded in Plat Cabinet I, Files 203 & 204, Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4186, Page 497, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 203.

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 Union County Register of Deeds.

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: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

 (SEAL)
Brian P Feeney

 (SEAL)
Marcy M Feeney

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

(NOTARY PAGE TO FOLLOW)

State of Rhode Island
 County of Providence

(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:

Brian P Feeney and Marcy M Feeney

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

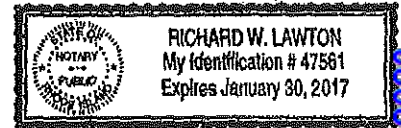
Date: 2/27/2016

Richard W. Lawton

Richard W. Lawton Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

01/30/2017



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:

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Feb 11, 2015
AT 08:47:00 AM
BOOK 06380
START PAGE 0089
END PAGE 0091
INSTRUMENT # 03530
EXCISE TAX \$430.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$430.00

Our File #:NCP150255

Tax Parcel ID No. 09-256-201

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GranteePrepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262Title Co.: Carolina Title Company, Inc.Brief Description for the Index: Lot 32 of Hilton Meadows**North Carolina General Warranty Deed**THIS DEED, made this the 1st day of February, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Clarence Verdin and spouse, Britt Verdin <i>Forwarding Address:</i> 546 Deanne Drive Rock Hill, SC 29730	AINO NC LLC <i>Property Address:</i> 1608 Nazareth Court Monroe, NC 28110 <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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 32 of HILTON MEADOWS, Phase II as shown on map thereof recorded in Plat Cabinet J, File 61 of the Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 5958, Page 755, and being reflected on plat(s) recorded in Map/Plat Book 1, page/slide 61.

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: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

By: _____
Print/Type Name: _____
Title: _____

 (SEAL)

Clarence Verdin

 (SEAL)

Britt Verdin

Print/Type Name: _____ (SEAL)

Print/Type Name: _____ (SEAL)

(NOTARY PAGE TO FOLLOW)

OFFICIAL COPY

Apr 26 2023

State of North Carolina

County of Mecklenburg

(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:

Clarence Verdin and Britt Verdin

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

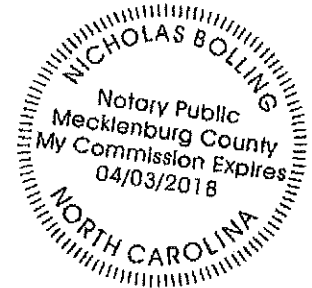
Date: 2-10-15

Nicholas Bolling

Nicholas Bolling Notary Public
Notary's Printed or Typed Name

My Commission Expires:

4-3-18



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:

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2015066317	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: AINO NC LLC 200 Bellevue, Suite 210. Wilmington, DE 19809	E. Name and Address of Seller: TRUE HOMES, LLC 2649 Breckonridge Centre Drive Monroe, NC 28110	F. Name and Address of Lender:
G. Property Location: 920 SOUTHRIDGE DRIVE MONROE, NC 28112 UNION County, North Carolina LOT 179 LEXINGTON COMMONS PHASE III PLAT CABINET J, FILE 253	H. Settlement Agent: Hinson Faulk, P.A. 309 Post Office Drive Indian Trail, NC 28079 Place of Settlement: 309 Post Office Drive Indian Trail, NC 28079	I. Settlement Date: July 20, 2015 Ph. (704)684-0031

J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	173,225.00	401. Contract sales price	173,225.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	1,585.38	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109. Survey Reimbursement	250.00	409. Survey Reimbursement	250.00
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Buyer	175,060.38	420. Gross Amount Due to Seller	173,476.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	5,169.89
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Credit from ONEprop, Inc.	868.15	504. Payoff First Mortgage to Yachin Bank	122,602.05
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	2,000.00
207.		507.	
208.		508.	
209. Seller Paid Closing Costs	1,000.00	509. Seller Paid Closing Costs	1,000.00
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes 01/01/15 to 07/20/15	94.27	510. City/Town Taxes 01/01/15 to 07/20/15	94.27
211. County Taxes 01/01/15 to 07/20/15	128.33	511. County Taxes 01/01/15 to 07/20/15	128.33
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Buyer	4,089.75	520. Total Reduction Amount Due Seller	130,995.54
300. Cash at Settlement from/to Buyer		600. Cash at settlement to/from Seller	
301. Gross amount due from Buyer (line 120)	175,060.38	601. Gross amount due to Seller (line 420)	173,476.00
302. Less amount paid by/for Buyer (line 220)	(4,089.75)	602. Less reductions due Seller (line 520)	(130,995.54)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	170,970.61	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	42,479.46

* Paid outside of closing by borrower(B), seller(S), lender(L), or third party(T)

Apr 26 2023

* Paid outside of closing by borrower(S), seller(S), lender(L), or third-party(T)

HUD-1
(2015066317.PFD/2015066317/5)

BUYER / SELLER CERTIFICATION

Borrower: AINO NC LLC
Seller: TRUE HOMES, LLC
Lender:
Settlement Agent: Hinson Faulk, P.A.
(704)884-0031
Place of Settlement: 309 Post Office Drive
Indian Trail, NC 28079
Settlement Date: July 20, 2015
Property Location: 920 SOUTHRIDGE DRIVE
MONROE, NC 28112
UNION County, North Carolina
LOT 179 LEXINGTON COMMONS
PHASE III
PLAT CABINET J, FILE 253

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax proration shown on the Settlement Statement are based on the prior tax periods rate(s). Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

AINO NC LLC

BY: 

True Homes, LLC

BY: Signed in counterpart, see attached

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Hinson Faulk, P.A.
Settlement Agent

BUYER / SELLER CERTIFICATION

Borrower: AINO NC LLC
Seller: TRUE HOMES, LLC
Lender:
Settlement Agent: Hinson Faulk, P.A.
(704)684-0031
Place of Settlement: 309 Post Office Drive
Indian Trail, NC 28079
Settlement Date: July 20, 2015
Property Location: 920 SOUTHRIDGE DRIVE
MONROE, NC 28112
UNION County, North Carolina
LOT 179 LEXINGTON COMMONS
PHASE III
PLAT CABINET J, FILE 253

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax proratons shown on the Settlement Statement are Based on the prior tax periods rate(s). Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

AINO NC LLC

BY: Signed in counterpart, see attached

True Homes, LLC

BY: 

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Signed in counterpart, see attached

Hinson Faulk, P.A.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 & Section 1010.

(2015060317)

OFFICIAL COPY

Apr 26 2023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 347.00

Parcel Identifier No. 09-321-452 Verified by UNION County on the ____ day of _____, 20____.

By: _____

Mail/Box to: HINSON FAULK, P.A., 309 POST OFFICE DRIVE, INDIAN TRAIL NC 28079

This instrument was prepared by: HINSON FAULK, P.A. / FILE NO. 2015066317

Brief description for the index: LOT 179 LEXINGTON COMMONS PHASE III PLAT CABINET J, FILE 253

THIS DEED made this the 20th day of July, 2015, by and between

GRANTOR

TRUE HOMES, LLC

a Delaware Limited Liability Company

Mailing Address:

2649 Brekonridge Centre Drive
Monroe, NC 28110

GRANTEE

AINO NC LLC

a Delaware Limited Liability Company

Mailing Address:

200 Bellevue, Suite 210.
Wilmington, DE 19809Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

BEING all of LOT 179 LEXINGTON COMMONS PHASE III as shown on that plat recorded in PLAT CABINET J,
FILE 253, UNION County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6292, Page 824.

A map showing the above described property is recorded in Plat Book J, Page 523.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

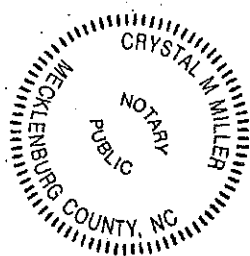
IN WITNESS WHEREOF, the Grantor duly executed the foregoing as of the day and year first above written.

TRUE HOMES, LLC

By Mark W. Boyce (SEAL)
Mark W. Boyce, Manager

SEAL - STAMP

State of North Carolina - County of Union



I, a Notary Public for Mecklenburg, certify that the following person(s), either personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mark Boyce, Manager. Witness my hand and official stamp or seal, this 20 day of July, 2015.

Crystal M. Miller
Notary Public

My Commission Expires: 06/06/2017

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

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2015107253	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Buyer: AINO NC LLC 103 Foulk Rd, Suite 900 Wilmington, DE 19809	E. Name and Address of Seller: TRUE HOMES, LLC 2649 Brekonridge Centre Drive Monroe, NC 28110	F. Name and Address of Lender:
G. Property Location: 816 SOUTHRIDGE DRIVE MONROE, NC 28112 UNION County, North Carolina LOT 176 LEXINGTON COMMONS PHASE III PLAT CABINET J, FILE 253	H. Settlement Agent: Hinson Faulk, P.A. 309 Post Office Drive Indian Trail, NC 28079 Place of Settlement: 309 Post Office Drive Indian Trail, NC 28079	I. Settlement Date: October 23, 2015 Ph. (704)684-0031

J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	191,425.00	401. Contract sales price	191,425.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	1,643.39	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes 10/23/15 to 01/01/16	10.12	406. City/Town Taxes to	
107. County Taxes 10/23/15 to 01/01/16	13.40	407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Buyer	193,091.91	420. Gross Amount Due to Seller	191,425.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	5,736.29
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Credit from ONEprop, Inc.	957.15	504. Payoff First Mortgage to Yadkin Bank	125,321.13
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	2,000.00
207.		507.	
208.		508.	
209. Seller Paid Closing Costs	1,000.00	509. Seller Paid Closing Costs	1,000.00
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes 01/01/15 to 10/23/15	42.65
211. County Taxes to		511. County Taxes 01/01/15 to 10/23/15	56.49
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Buyer	3,957.15	520. Total Reduction Amount Due Seller	134,156.56
300. Cash at Settlement from/to Buyer		600. Cash at settlement to/from Seller	
301. Gross amount due from Buyer (line 120)	193,091.91	601. Gross amount due to Seller (line 420)	191,425.00
302. Less amount paid by/for Buyer (line 220)	(3,957.15)	602. Less reductions due Seller (line 520)	(134,156.56)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	189,134.76	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	57,268.44

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

L. Settlement Charges										Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees \$5,742.75											
Division of commission (line 700) as follows:											
701. \$ 0.00 to											
702. \$ 2,871.40 to ONEprop, Inc.											
Note: Line 702 Includes Adjustment of -2,871.35 For Commission Split Below											
703. Commission paid at settlement											2,871.40
704. Commission Split to Linda Schilz											1,292.10
705. Commission Split to George Jimenez											1,579.25
800. Items Payable in Connection with Loan											
801. Our origination charge \$ (from GFE #1)											
802. Your credit or charge (points) for the specific interest rate chosen \$ (from GFE #2)											
803. Your adjusted origination charges (from GFE #A)										0.00	
804. Appraisal fee to (from GFE #3)											
805. Credit Report to (from GFE #3)											
806. Tax service to (from GFE #3)											
807. Flood certification to (from GFE #3)											
808. Final inspection (from GFE #3)											
809. (from GFE #3)											
810. (from GFE #3)											
811. (from GFE #3)											
900. Items Required by Lender to Be Paid in Advance											
901. Daily interest charges from to @ \$/day (from GFE #10)											
902. MIP Tot Ins. for Life of Loan months to (from GFE #3)											
903. Homeowner's insurance for years to (from GFE #11)											
904. (from GFE #11)											
905. (from GFE #11)											
1000. Reserves Deposited with Lender											
1001. Initial deposit for your escrow account (from GFE #9)											
1002. Homeowner's insurance months @ \$ per month \$											
1003. Mortgage insurance months @ \$ per month \$											
1004. Property taxes \$											
1005. \$											
1006. months @ \$ per month \$											
1007. months @ \$ per month \$											
1008. \$											
1009. Aggregate Adjustment \$											
1100. Title Charges											
1101. Title services and lender's title insurance (from GFE #4)										629.50	
1102. Settlement or closing fee to Hinson Faulk, P.A. \$ 629.50											
1103. Owner's title insurance to Independence Title Group (from GFE #5) 2015102307										191.00	
1104. Lender's title insurance to Independence Title Group \$											
1105. Lender's title policy limit \$											
1106. Owner's title policy limit \$ 191,425.00											
1107. Agent's portion of the total title insurance premium to Independence Title Group \$ 143.25											
1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company \$ 47.75											
1109. \$											
1110. \$											
1111. \$											
1112. \$											
1113. \$											
1200. Government Recording and Transfer Charges											
1201. Government recording charges to Register of Deeds (from GFE #7)										26.00	
1202. Deed \$ 26.00 Mortgage \$ Releases \$ 26.00 Other \$											26.00
1203. Transfer taxes to Register of Deeds (from GFE #8)										383.00	
1204. City/County tax/stamps Deed \$ \$											
1205. State tax/stamps Deed \$ 383.00 \$											
1206.											
1207.											
1300. Additional Settlement Charges											
1301. Required services that you can shop for (from GFE #6)											
1302. Home Warranty 0530127-2 to Professional Warranty Service Corporation \$											217.54
1303. Survey Reimbursement to True Homes \$										250.00	-250.00
1304. HOA- 4th Qrt 2015 / 1st Qrt 2016 to Lexington Commons HOA \$ \$37.50/qlr										68.89	0.00
1305. \$											
1306. Transfer Fee to Community Association Management \$										95.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)										1,643.39	5,736.29

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

Certified to be a true copy

HUD-1 Attachment

Buyer(s): AINO NC LLC
103 Foulk Rd, Suite 900
Wilmington, DE 19809
Settlement Agent: Hinson Faulk, P.A.
(704)684-0031

Seller(s): TRUE HOMES, LLC
2649 Brekonridge Centre Drive
Monroe, NC 28110

Place of Settlement: 309 Post Office Drive
Indian Trail, NC 28079

Settlement Date: October 23, 2015

Property Location: 816 SOUTHRIDGE DRIVE
MONROE, NC 28112
UNION County, North Carolina
LOT 176 LEXINGTON COMMONS
PHASE III
PLAT CABINET J, FILE 253

Seller Loan Payoff Details

Payoff First Mortgage	to Yadkin Bank	
Loan Payoff	125,321.13	As of 10/22/15
Total Additional Interest		6 days @ Per Diem
Total Loan Payoff	<u>125,321.13</u>	

Title Services and Lender's Title Insurance Details

BORROWER

SELLER

Attorney Fee	625.00	
to Hinson Faulk, P.A.		
E-Recording Fee	4.50	
to Hinson Faulk, P.A. fbo Simplifile		
Total	<u>\$ 629.50</u>	<u>\$ 0.00</u>

Owner's Title Insurance

BORROWER

SELLER

Owner's Policy Premium	191.00	
to Independence Title Group		
Total	<u>\$ 191.00</u>	<u>\$ 0.00</u>

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

BUYER / SELLER CERTIFICATION

Borrower: AINO NC LLC
Seller: TRUE HOMES, LLC
Lender:
Settlement Agent: Hinson Faulk, P.A.
(704)884-0031
Place of Settlement: 309 Post Office Drive
Indian Trail, NC 28079
Settlement Date: October 16, 2015
Property Location: 816 SOUTHRIDGE DRIVE
MONROE, NC 28112
UNION County, North Carolina
LOT 176 LEXINGTON COMMONS
PHASE III
PLAT CABINET J, FILE 253

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax prorations shown on the Settlement Statement are based on the prior tax periods rate(s). Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

The tax proration herein is a full and final settlement of taxes between Buyer and Seller for the current tax year. Buyer and Seller acknowledge that Mecklenburg County is engaging in a County wide revaluation of property relating to previous tax years which may affect the Property. The parties agree that with respect to any tax year prior to 2015, which is being prorated between the parties and paid at closing, any liability resulting from a revaluation of the Property shall be the responsibility of Seller, which will promptly pay same upon notice by Buyer, and, conversely, any benefit resulting from said revaluation shall be the property of Seller and Buyer shall cooperate with the taxing authority in releasing such benefit to Seller.

Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

AINO NC LLC

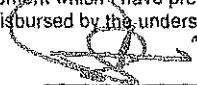
BY: 

True Homes, LLC

SEE ATTACHED

BY: _____

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Hinson Faulk, P.A.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 & Section 1010.

(2015107253)

OFFICIAL COPY

Apr 26 2023

BUYER / SELLER CERTIFICATION

Borrower: AINO NC LLC
Seller: TRUE HOMES, LLC
Lender:
Settlement Agent: Hinson Faulk, P.A.
(704)984-0031
Place of Settlement: 309 Post Office Drive
Indian Trail, NC 28079
Settlement Date: October 16, 2015
Property Location: 816 SOUTHRIDGE DRIVE
MONROE, NC 28112
UNION County, North Carolina
LOT 176 LEXINGTON COMMONS
PHASE III
PLAT CABINET J, FILE 253

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Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

AINO NC LLC

SEE ATTACHED

BY: _____

True Homes, LLC

BY: 

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

SEE ATTACHED

Hinson Faulk, P.A.
Settlement Agent

LIMITED LIABILITY COMPANY AGREEMENT

OF

AINO NC LLC

This Limited Liability Company Agreement (as amended, modified or supplemented from time to time, the "Agreement") of AINO NC LLC, a Delaware limited liability company (the "Company") is entered into by TAMINA HOMES, INC., with an address c/o Intertrust Corporate Services Delaware Ltd., 200 Bellevue Parkway, Suite 210, Wilmington, Delaware 19809, as the sole member of the Company (the "Sole Member"), as of this 25th day of November 2014.

The Sole Member hereby acknowledges that Petteri Barman, as organizer, caused the Certificate of Formation of the Company to be filed in the Office of the Secretary of State of Delaware on November 25, 2014 solely for the purpose of forming a limited liability company pursuant to, and in accordance with, the provisions of the Delaware Limited Liability Company Act, 6 Del. C. § 18-101 et seq. (the "Delaware LLC Act"). Upon the execution of this Agreement, the powers of the organizer shall cease.

The Sole Member hereby agrees to the terms and conditions set forth below.

127. **Name.** The name of the Company is AINO NC LLC.
128. **Purpose.** The Company is formed for the purposes of (a) owning, operating, managing, improving, leasing and, when determined by the Sole Member, disposing of real property and (b) engaging in any lawful act or activity for which limited liability companies may be formed under the Delaware LLC Act.
129. **Offices.** The principal business office of the Company will be located c/o Intertrust Corporate Services Delaware Ltd., 200 Bellevue Parkway, Suite 210, Wilmington, Delaware 19809. The Company may have such additional offices located at such place or places inside or outside the State of Delaware as the Sole Member may designate from time to time.
- The registered office of the Company in the State of Delaware is located at 200 Bellevue Parkway, Suite 210, Wilmington, Delaware 19809. The registered agent of the Company for service of process at such address is Intertrust Corporate Services Delaware Ltd.
130. **Management and Powers.** The Sole Member shall act as the manager of the Company and shall have the right to manage the business and affairs of the Company, and shall have all powers and rights necessary, appropriate, desirable or advisable to effectuate and carry out the purposes and business of the Company. The Sole Member may appoint, employ, or otherwise contract with any persons or entities for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the Sole Member may delegate to any such person or entity such authority to act on behalf of the Company as the Sole Member may from time to time deem appropriate. In furtherance thereof, the Sole Member, on behalf of the Company, may enter into an agreement with any such individual or entity for the purpose of effecting or evidencing any such delegation. Each such agreement shall be binding upon the

Company in accordance with its terms. No person dealing with any employee or agent authorized by the Sole Member shall be required to determine the authority of such employee or agent to act on behalf of the Company, or to determine any facts or circumstances bearing on the existence of such authority, or to see to the application by such employee or agent of any money or other property paid or delivered to him as a recipient for the Company.

Without limitation, the Sole Member hereby appoints, as the initial officers (the "*Initial Officers*") of the Company, the persons listed below to the office or offices listed opposite their respective names:

Petteri Barman	-	President
Mikko Syrjanen	-	Vice President
Dorian Germain	-	Vice President
Innes Harding	-	Secretary
Innes Harding	-	Treasurer

The Sole Member hereby delegates to the foregoing officers, or any successors to the offices of President, Vice President, Treasurer, and Secretary of the Company (such parties are collectively the "*Officers*"), or any of their respective designees, full power and authority as to the care, custody, operation, maintenance and control of the Company and all related facilities and assets of the Company or any real property or assets acquired by the Company. The Officers and any of their respective designees shall have authority to execute all documents and instruments relating to the Company, including but not limited to the signing authority to bind the Company into real estate property purchase and sale transactions, and/or the registration, operation, maintenance or financing thereof. The Officers and any of their respective designees also have authority to delegate signing authority in relation to property purchases to third party closing attorneys and title companies. Each Officer of the Company (including the Initial Officers) shall serve until his or her successor is appointed, as provided in this Section 4, or his or her earlier death, disability, resignation or removal.

The Sole Member may execute, on behalf of the Company, and file with the Secretary of State of the State of Delaware any certificates of amendment to the Company's certificate of formation, one or more restated certificates of formation, and certificates of merger or consolidation and, upon the dissolution and completion of the winding up of the Company, a certificate of cancellation canceling the Company's certificate of formation.

131. **Authorized Persons.** The Sole Member hereby appoints each of Ting-Ya Chang and Priya Gohil as an authorized person of the Company (an "*Authorized Person*"), who shall each serve as an Authorized Person at the pleasure of the Sole Member. In addition to the powers bestowed on the Officers of the Company in the foregoing paragraph of this Agreement, each of the Authorized Persons, signing singly and acting alone on behalf of the Company, is hereby authorized to enter into and deliver acquisition agreements, and any related agreements, for the purchase of single family residential homes by the Company, but only in the event that the purchase price for each such single family residential home does not exceed \$300,000.

6. **Assignments.** The Sole Member may assign its interest in the Company in whole or in part, whereupon this Agreement shall be amended and/or restated accordingly. An assignee of the Sole Member's whole interest will be admitted as a substitute Member of the Company and will be entitled to all of the rights (but subject to all of the obligations) of the Sole Member.
7. **Admission of Additional Members.** One or more additional members may be admitted to the Company with the consent of the Sole Member whereupon this Agreement shall be amended and/or restated accordingly. An additional Member will execute such documents and instruments as the Company may reasonably request as necessary or appropriate to confirm his or her admission as a Member of the Company and his or her agreement to be bound by the terms and conditions of this Agreement.
- Each time any additional or substitute Member has been admitted to the Company, a Schedule A setting forth the name, address and tax identification number of each Member of the Company and his or her respective capital contribution and percentage interest, will be prepared, dated and annexed to this Agreement.
8. **Withdrawal of a Member.** No Member may withdraw from the Company prior to its dissolution.
9. **Title to Property.** Title to any and all property, real, personal or mixed, owned by, or leased to, the Company shall be held in the name of the Company, or in the name of any nominee which the Company designates.
10. **Allocation of Profits and Losses.** The Company's profits and losses will be allocated to the Sole Member.
11. **Distributions.** Distributions will be made to the Sole Member at the times and in the amounts determined by the Sole Member.
12. **Liability of Members.** The Sole Member will not have any liability for the obligations or liabilities of the Company.
13. **Exculpation and Indemnification.** The Company will indemnify and hold harmless the Sole Member and any manager, Officer or Authorized Person who may be appointed, against any and all claims and demands whatsoever, to the fullest extent permitted by the Delaware LLC Act, as amended, modified or supplemented from time to time.
14. **Governing Law.** This Agreement will be governed by, and construed under, the laws of the State of Delaware.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Limited Liability Company Agreement of AINO NC LLC as of the date first written above.

SOLE MEMBER:

TAMINA HOMES, INC.

By: 

Petteri Barman, President

Disclosure and Consent to Multiple Representation

TO: AINO NC LLC (Borrower[s])

TRUE HOMES, LLC (Seller[s])

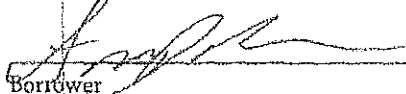
RE: 816 SOUTHRIDGE DRIVE, MONROE, NC 28112 (Property)

Hinson Faulk, P.A. ("Law Firm") has been asked to represent AINO NC LLC, TRUE HOMES, LLC and in connection with the closing of a real estate transaction.

Law Firm discloses the fact that Law Firm will be representing Borrower(s), Borrower's lender ("Lender") and Seller(s) in connection with this transaction.

Borrower(s), Lender and Seller(s) have interests that may be adverse to each other. In the event a dispute arises among the parties to this transaction which cannot be immediately resolved, Law Firm will be required to withdraw from further representation of any of the parties with respect to the transaction. Law Firm will not be able to represent any party in an attempt to resolve the dispute. Should the dispute remain unresolved, the adverse parties will be required to seek other counsel at each party's own expense.

By signing below, Borrower(s) and Seller(s) acknowledge receipt of this disclosure and understand its contents and hereby agree to multiple representation by Law Firm as outlined in this disclosure.


Borrower

10/23/15
Date

Borrower

Date

Seller

Date

Seller

Date

PROFESSIONAL WARRANTY SERVICE CORPORATION (PWC)		PWC APPROVAL NUMBER:	
TEN YEAR NEW HOME WARRANTY PLAN PH: 1-800-430-2759 FAX: 1-800-451-2759		0 5 3 0 1 2 7 - 2	
APPLICATION FOR BUILDER'S LIMITED WARRANTY ISSUANCE <small>Instructions and PWC Mailing Address on Reverse Side</small>			
1. PWC ID #: 002-122A		2. NAME OF BUILDER: True Homes LLC	
3. ADDRESS OF HOME TO BE INSURED: 816 Southridge Drive		4. CITY: LXC	5. LOT: 176
6. STATE: NC ZIP: 28112		6. COUNTY: Union	
7. ENTER THE DATE THE WARRANTY PERIOD WILL BEGIN (TITLE TRANSFER OR FIRST OCCUPANCY, WHICHEVER OCCURS FIRST) MO. 10 DAY 19 YEAR 2015			
8. WHICH OCCURRED FIRST? <input type="checkbox"/> FIRST OCCUPANCY <input checked="" type="checkbox"/> LOSING (TITLE TRANSFER)		9. TYPE OF FINANCING <input type="checkbox"/> VA <input type="checkbox"/> FHA <input type="checkbox"/> USDA <input checked="" type="checkbox"/> OTHER	
10. VA or FHA CASE NUMBER (REQUIRED BY VA/FHA)		NOTE: Effective Date of Warranty for FHA homes is the "Settlement Date".	
11. ENTER THE SALES PRICE OF THIS HOME: \$ 191,425.00			
12. ADMINISTRATION/PWC FEES		INSURANCE PREMIUM	SURPLUS LINES TAX
\$		\$	\$
+		+	= \$ 217.54
13. WAS A STATEMENT SIGNED BY THE HOME BUYER IDENTIFYING MATERIALS OR ITEMS OF WORK TO BE EXCLUDED FROM WARRANTY COVERAGE BECAUSE THEY WERE NOT PROVIDED BY THE BUILDER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
14. NAME OF INITIAL PURCHASER(S) OF HOME: LAST NAME, FIRST NAME		14a. EMAIL ADDRESS:	14b. PHONE #:
AINO NC LLC		offers@northgranthomes	
15. MAILING ADDRESS IF DIFFERENT FROM ABOVE (CITY AND STREET - ZIP)		15. HOME TYPE (CHECK ONE)	
Same		A. SINGLE FAMILY ATTACHED: <input type="checkbox"/>	
17. CITY		B. SINGLE FAMILY DETACHED: <input checked="" type="checkbox"/>	
STATE		ZIP	
18. IF FULL OR PARTIAL BASEMENT, IS BASEMENT FINISHED LIVING SPACE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		19. IS HOME SERVICED BY AN INDIVIDUAL WELL? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IS HOME SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		21. DOES HOME HAVE AN ATTACHED CARPORT OR GARAGE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
22. FOUNDATION TYPE (CHECK ONE) A. FULL BASEMENT B. PARTIAL BASEMENT C. CRAWL SPACE D. SLAB ON GRADE E. PIER AND BEAM		23. FOUNDATION CONSTRUCTION A. <input checked="" type="checkbox"/> FLOURED CONCRETE B. <input type="checkbox"/> OTHER	
24. INSPECTION TYPE <input checked="" type="checkbox"/> MUNICIPAL/GOVERNMENTAL <input type="checkbox"/> PRIVATE <input type="checkbox"/> SPECIAL			
BUILDER: I certify that the home is ready for occupancy and was built in accordance with all required building standards, that any required inspections have been performed, and that the information in this Application is true and complete.			
25. Signature of Builder or Builder's Authorized Agent:		Date: 07/29/2015	
HOME BUYER ACKNOWLEDGEMENT			
I/we acknowledge that I/we have read and understand and hereby acknowledges and agrees as follows:			
I/we acknowledge that I/we have read and understand and hereby acknowledges and agrees as follows:			
I/we acknowledge that the builder cannot make representations as to its Builder's Limited Warranty that contradict or are inconsistent with the terms and conditions stated in its Builder's Limited Warranty.			
26. Signature of Home Buyer(s):		Date: 8/23/15	
(THIS SECTION, LINE 27, DOES NOT APPLY TO HOMES WITH ORIGINAL FHA or VA - MORTGAGES)			
I/we acknowledge and agree all disputes under and relating to the Builder's Limited Warranty (including disputes on which issues shall be submitted to arbitration; alleged breach of the Builder's Limited Warranty; and alleged violations of statutes or regulations relating to consumer protection or unfair trade practices) shall be submitted to binding arbitration before an independent third party arbitration organization. I/we agree the decision of the arbitrator(s) shall be binding on all parties. Any such binding arbitration(s) shall be conducted in accordance with the rules and procedures applicable to the arbitration organization hearing the dispute or, where those rules are silent, the United States Arbitration Act (9 U.S.C. § 9 et seq.).			
27. Signature of Home Buyer(s):		Date:	
28. CERTIFICATION: I contacted PWC on this date _____ for an approval number, and have been informed by PWC that the builder identified on lines 1 and 2 above is a participant in good standing of the Professional Warranty Program as of this date and eligible to enroll the home in the Professional Warranty Program.			
© Professional Warranty Service Corporation PWC-951 8/11		Signature:	
Original PWC Copy: Builder: PWC-951 8/11		Coping Officer or Builder / Builder Agent	

OFFICIAL COPY

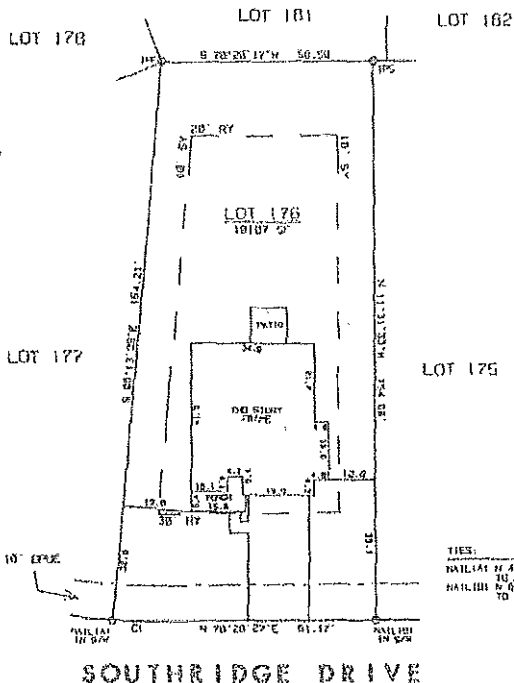
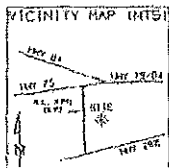
Apr 26 2023

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE IN 2015 BY SUPERVISOR, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM REPRODUCED MAP, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY EXCEEDS 1:10000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 55.1600).

CDN J.700
LXC178

SIGNED

JOHN D. LOWERY, NCPS L-4530
DATE: AUGUST 18TH, 2015



TIES:
NAIL IN 42' 05" N 20' 00" E 20' 00" TO A NAIL IN PREVIOUS
NAIL IN 01' 00" N 00' 00" E 20' 00" TO A NAIL IN PREVIOUS

SOUTHRIDGE DRIVE

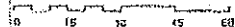
50' PUBLIC R/W

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	BEARING
C 1	41°26'20"	150.00'	11.50'	5.70'	11.50'	N 09°41'00"E

NOTE: U.G. UTILITIES IN AREA
SHOWING OWNED PROPERTIES
THIS PROPERTY SUBJECT TO ANY EASEMENTS
AND/OR RIGHTS OF WAY OF RECORD.
SEE RECORD PLAT FOR FURTHER NOTES.

- IPK - IRON PIN FOUND
- IPS - IRON PIN SET
- OL - BACK OF CURB
- ED - EDGE OF PAVEMENT
- CPUS - GENERAL PUBLIC
- UT - UTILITY EASEMENT
- ST - SIGHT TRIANGLE
- US - COMMON UTILITY SP/CC
- RY - FRONT YARD
- SY - SIDE YARD
- RY - REAR YARD
- FE - FLOOD PROTECTION ELEVATION

SCALE: 1" = 20'



PHYSICAL SURVEY

OF
618 SOUTHRIDGE DRIVE
LOT 178 OF LEXINGTON COMMONS PHASE 3
CITY OF HAYWARD, HAYWARD TOWNSHIP, UNION COUNTY, N.C.
PROPERTY OF AINO INC. LLC

AREA BY COORDINATE COMPUTATION
RECORDED IN CABBINET J
AT FILE 252-254

JENKINS & LOWERY P.L.S. PA
P.O. BOX 1100
HAYWARD, NC 28173
PHONE: 1704.521-3350
FAX: 1704.521-3350

[Handwritten Signature]

SURVEYOR'S REPORT

Fill out and sign with all Surveys in accordance with the Instructions on the reverse side.

To: LAWYERS TITLE INSURANCE CORPORATION

Richmond, Virginia

THIS IS TO CERTIFY, that on AUGUST 18TH, 2015, I made an accurate physical survey of the premises standing in the name of AINO NC LLCsituated at MONROE UNION N.C.
City County Statebriefly described as: 816 SOUTH HEDGE DRIVE
and shown on the accompanying survey entitled: PHYSICAL SURVEYI made a careful inspection of said premises and of the buildings located thereon at the time of making such survey and at the time of such inspection I found
to be in possession of said premises as _____
(tenant) or (owner)

I further certify that I made a specific examination with respect to the following items and report the existence or non-existence of the following at the time of my last inspection.

1. Rights of way, old highways, or abandoned roads, lanes or driveways and walkways across said premises (Include any such matters shown on the recorded plat of subdivision):
AS SHOWN ON PLAT2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises:
AS SHOWN ON PLAT3. Cemeteries or family burying grounds located on said premises. (Show location on plat):
NONE4. Utility poles, wires, cables or lines located on, under, overhanging or crossing said premises and serving other property or properties (state function): YES5. Underground installations such as sewers, water pipes, gas or oil pipe lines, conduits, across said premises:
UNDERGROUND UTILITIES IN AREA6. Drainage ditches or underground drain tile across said premises and serving other property or on adjacent property serving said premises: YES7. Joint driveways or walkways; party walls or beam rights or other rights of support; porches, steps or roofs used in common or joint garages: NONE8. Disputed boundaries, encroachments or overhanging projections. (If the buildings, projections or corners thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties or easement areas, or the like encroach upon or overhang surveyed premises, specify all such and if buildings are substantially on property lines indicate if walls are plumb and if foundations and footings are within lines):
NONE9. Physical evidence of boundary lines on all sides (Be specific as to how boundary lines are evidenced; that is, by fences, plantings, etc. Indicate whether same differ from deed lines and whether monuments were found or placed by you):
AS SHOWN ON PLAT10. Is the property improved? YES(a) Building is: Brick ☐; Clapboard ☒; other ☐: _____ Specify(b) Building is: One story ☐; Two-story ☒; Split-level ☐; other ☐: _____ Specify11. (a) Indications of building construction, alterations or repairs within recent months: NO(b) If new improvements under construction, how far have they progressed? N/A12. (a) Changes in street lines either completed or officially proposed: N/A(b) Are there indications of recent street or sidewalk construction or repairs? NO13. (a) Are all abutting streets or roads physically open and maintained by public authorities? YES(b) Is access to such streets or roads limited? NO14. (a) If any zoning or other municipal regulations affect the use of surveyed premises, do the improvements on the premises and the use made of them comply with such? YES(b) If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? N/A

Civil Engineer or Surveyor

NOTE: In all cases where there are encroachments, easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side. Particular attention is directed to Paragraph 3 of these instructions.

Subterranean Termite Protection Builder's Guarantee

OMB Approval No. 2602-0525
(exp. 04/30/2016)

This form is completed by the builder.

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. Section 24 CFR 200.628d(5)(3) requires that two sites for HUD insured structures must be free of termite hazards. This information collection requires a licensed Pest Control company to provide the builder a record of specific treatment information in those cases when it is used other than use of pressure treated lumber is used for prevention of subterranean termite infestation. When applicable, form HUD-NPMA-99-B must accompany the form HUD-NPMA-99-A. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential, therefore no assurance is provided.

This form is submitted for proposed (new) construction cases when prevention of subterranean termite infestation is specified by the builder or required by the lender, the architect, FHA or VA.

This form is to be completed by the builder. This guarantee is issued by the builder to the buyer. This guarantee is not to be considered as a waiver of, or in place of, any legal rights or remedies that the buyer may have against the builder.

FHA/VA Case No.:

Location of Structure(s) (Street Address, or Legal Description, City, State and Zip):

918 Southside Dr, Morris, NC, 28112-7777

Buyer's Name:

Builder is to check and complete either box 1 or box 2.

1. ☒ Pest Control Company Applied Treatment (See HUD-NPMA 99B for treatment information)
The undersigned builder hereby certifies that a State licensed or otherwise authorized pest control company (where required by State law) was contracted to treat the property at the location referenced above to prevent subterranean termites. The builder further certifies that the contract with the pest control company required the treatment materials and methods used to be in conformance with all applicable State and Federal requirements. All work required by the contract has been completed unless noted on HUD-NPMA 99B. Where not prohibited by applicable State requirements, the buyer, for an additional fee payable to the pest control company, may extend the protection against subterranean termites. Contact the pest control company listed on the attachment for further information.

The builder hereby guarantees that, if subterranean termite infestation should occur within one year from the date of closing, the builder will ensure that a licensed or otherwise State authorized pest control company will treat as necessary to control infestations in the structure. The further treatment will be without cost to the buyer. If permitted by State law, the buyer may contract directly, at the buyer's expense, with a pest control company to inspect the property on a periodic basis and use EPA registered products to control any infestation. The builder will not be responsible for guaranteeing such contracted work. The builder further agrees to repair all damage by subterranean termites within the one-year builder's warranty period. This guarantee does not apply to additions or alterations that are made by the buyer, which affect the original structure or treatment. Examples include, but are not limited to, landscape and mulch alterations, which create the treated area and create new subterranean termite hazards, or alterations with the control measures. If within the guarantee period the builder questions the validity of a claim by the buyer, the claim will be investigated by an unbiased expert mutually agreeable to the buyer and builder. The report of the expert will be accepted as the basis for disposition of the claim. The non-prevailing party will pay the cost of any inspections made to investigate the claim. For further information, contact your State structural pest control regulatory agency. All service must be in compliance with the International Residential Code.

Type of Service: ☐ Termiticide System ☒ Field Applied Wood Treatment ☐ Soil Treatment ☐ Installed Physical Barrier System

2. ☐ Builder Installed Subterranean Termite Prevention using Pressure Treated Lumber

The builder certifies that subterranean termite prevention was initiated using pressure treated lumber only and certifies that use of the pressure treated lumber is in compliance with applicable building codes and HUD requirements including Mortgage Lender 2001-04. Note: Using pressure treated studs as a sole method of termite prevention is NOT acceptable and violates the requirements of Mortgage Lender 2001-04.

Initial of Builder _____ Date _____

Attachments:

Builder's Company Name: TRUE HOMES

Phone No.:

Builder's Signature:

Date:

Consumer Maintenance Advisory regarding Integrated Pest Management for Prevention of Wood-Destroying Insects Information regarding prevention of wood destroying insect infestation is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects. Proper maintenance should include measures to minimize possibilities of infestation in and around a structure. Factors which may lead to infestation from wood destroying insects include loose insulation at foundation, earth-wood contact, gaps, cracks, removal against structure, insufficient ventilation, moisture, wood debris in crawl space, wood mulch, tree branches touching structure, landscape timbers, and wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestation by wood destroying insects, and the need for treatment.

An original and one copy of this guarantee are to be prepared by the builder and sent to the lender. The lender provides one copy to the buyer at closing and includes a copy in the VA loan package or HUD insurance case binder. The builder sends one copy to the licensed pest control company which performed the treatment.

Attached is a copy of the state authorized pest control company's New Construction Subterranean Termite Service Record, HUD-NPMA-99-B.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3726, 3802)

Form HUD-NPMA-99-A (8/2008)

New Construction Subterranean Termite Service Record

OMB Approval No. 2502-0525
(exp. 04/30/2015)

This form is completed by the licensed Pest Control Company

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 24 CFR 200.9204(b)(3) requires that the sites for HUD insured structures must be free of termite hazards. This information collection requires the builder to certify that an authorized Pest Control company performed all required treatment for termites, and that the builder guarantees the treated area against infestation for one year. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential, therefore no assurance of confidentiality is provided. This report is submitted for informational purposes to the builder on proposed (new) construction cases when treatment for prevention of subterranean termite infestation is specified by the builder, architect, or required by the lender, architect, FHA, or VA.

All contracts for services are between the Pest Control company and builder, unless stated otherwise.

Section 1: General Information (Pest Control Company Information)

Company Name Thomke Pest Control, Inc. State NC Zip 28106-1439
Company Address PO Box 1439 City Matthews
Company Business License No. 1777 PW Company Phone No. 704-847-3488
FHA/VA Case No. (if any) _____

Section 2: Builder Information

Company Name True Homes Phone No. _____

Section 3: Property Information

Location of Structure(s) Treated (Street Address or Legal Description, City, State and Zip) 816 Southridge Dr, Monroe, NC, 28112-7772

Section 4: Treatment Information

Date(s) of Service(s) 5/10/15

Type of Construction (More than one box may be checked) ☒ Slab ☐ Basement ☐ Crawl ☐ Other _____

Check all that apply:

☐ A. Soil Applied Liquid Termiticide

Brand/Name of Termiticide: _____ EPA Registration No. _____
Approx. Dilution (%): _____ Approx. Total Gallons Mix Applied: _____ Treatment completed on exterior: ☐ Yes ☐ No

☒ B. Wood Applied Liquid Termiticide

Brand Name of Termiticide: BORA CARE EPA Registration No. 84405-1
Approx. Dilution (%): 23 Approx. Total Gallons Mix Applied: 3

☐ C. Ball System Installed

Name of System: _____ EPA Registration No. _____ Number of Stations Installed _____

☐ D. Physical Barrier System Installed

Name of System: _____ Attach Installation Information (required) _____

Service Agreement Available? ☒ Yes ☐ No

Note: Some state laws require service agreements to be issued. This form does not preempt state law.

Attachment(s) (List) _____
Comments _____

Name of Applicator(s) Steve Griffin Certification No. (if required by State law) _____

The applicator has used a product in accordance with the product label and state requirements. All materials and methods used comply with state and federal regulations.

Authorized Signature [Signature] Date 08/11/15

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 51 U.S.C. 3729, 3802)

Form HUD-NPMA-88-B (06/2008)

OFFICIAL COPY

Apr 26 2023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 383.00

Parcel Identifier No. 09-321-493 Verified by UNION County on the ____ day of _____, 20 ____.

By: _____

Mail/Box to: HINSON FAULK, P.A., 309 POST OFFICE DRIVE, INDIAN TRAIL NC 28079

This instrument was prepared by: HINSON FAULK, P.A. / FILE NO. 2015107253

Brief description for the index: LOT 176 LEXINGTON COMMONS PHASE III PLAT CABINET J, FILE 253

Title Insurance Company: Independence Title Group

THIS DEED made this the 23rd day of October, 2015, by and between

GRANTOR

TRUE HOMES, LLC
a Delaware Limited Liability Company

Mailing Address:

2649 Brekonridge Centre Drive
Monroe, NC 28110

GRANTEE

AINO NC LLC

Mailing Address:
103 Foulk Rd, suite 900
Wilmington, DE 19809

Property Address:

816 Southridge Drive
Monroe, NC 28112

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

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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

BEING all of LOT 176 LEXINGTON COMMONS PHASE III as shown on that plat recorded in PLAT CABINET J,
FILE 253, UNION County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6292, Page 824.

A map showing the above described property is recorded in Plat Book J, Page 523.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

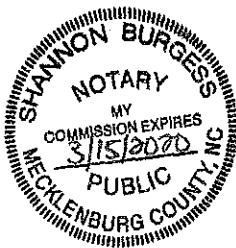
IN WITNESS WHEREOF, the Grantor duly executed the foregoing as of the day and year first above written.

TRUE HOMES, LLC

By *Mark W. Boyce* (SEAL)
Mark W. Boyce, Manager

SEAL - STAMP

State of North Carolina - County of Union



I, a Notary Public for Mecklenburg County, certify that the following person(s), either personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mark Boyce, Manager. Witness my hand and official stamp or seal, this 23 day of October, 20 15.

Shannon Burgess
Notary Public

My Commission Expires: 3/15/2020

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.

By _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

First American Title Insurance Company

Commitment Number: 2015102307

SCHEDULE A

1. Effective Date: August 19, 2015 at 05:00 PM
2. Policy or Policies to be issued: Amount
 - (a) X Owner's Policy () \$ 191,425.00
Proposed Insured:
Aino NC LLC
 - (b) Loan Policy ()
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
True Homes, LLC
5. The land referred to in the Commitment is described as follows:
BEING all of LOT 176 LEXINGTON COMMONS PHASE III as shown on that plat recorded in PLAT
CABINET J, FILE 253, UNION County Registry.

Parcel # 09-321-493

Independence Title Group, LLC

By: Jane Daniels
Jane Daniels, Underwriter

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First American Title Insurance Company

Commitment Number: 2015102307

SCHEDULE B**1. Requirements:**

1. Payment to, or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of taxes, assessments, levied and accessed against subject premises, which are due and payable, and any deferred taxes.
3. Receipt of satisfactory release of mechanic's and materialmen's liens in the event the statutory period for filing of such liens has not expired; in the event the statutory period for the filing of such liens has expired; receipt of satisfactory owner's affidavit as to mechanics' liens and possession.
4. Payment to the Company for premiums, fees and charges for the policy.
5. If a Power of Attorney is to be used in conjunction with this transaction, certifying attorney to provide the Company with the following: (a) Copy of Lender's instructions authorizing use of a Power of Attorney; and (b) Specific authorization of Lender to use a Power of Attorney for this transactions.
6. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
7. For insurance regarding priority of conveyance by seller to proposed insured owner over potential liens for labor, services or materials, including surveyors, architects, engineers and rental equipment (herein "liens") of seller, or priority of proposed insured lender's deed of trust (once recorded) over said liens of seller and/or construction borrower, receipt of applicable NCLTA form (or substantially similar form approved by Company counsel prior to closing), completed and executed by all required parties in compliance with the applicable form's instructions regarding same, as follows:

For projects where labor, services or materials are first contracted for before April 1, 2013, or projects where no lien agent is required by NC law:

NO RECENT (last 120 days) OR CONTEMPLATED CONSTRUCTION :

NCLTA FORM 1 (Owner Affidavit) from every seller (on sale) or borrower (on refinance) who has not contracted for recent or contemplated improvements on the Land or for a construction loan.

NOTE: If a contract purchaser has contracted for or is contemplating improvements, see "CONSTRUCTION CONTEMPLATED OR IN PROCESS" below.

RECENTLY COMPLETED IMPROVEMENTS:

Non-MLA project: NCLTA FORM 2 (Owner/Contractor Affidavit, Lien Waiver, and Indemnity) from every Owner and every Contractor.

MLA project:

- (1) Receipt of proof satisfactory to the Company that prior to closing or prior to first contracting for construction (whichever occurs first),
 - a. A Lien Agent was designated on the LiensNC.com website, AND
 - b. The Appointment of Lien Agent was posted at the Land.

Commitment Number: 2015102307

SCHEDULE B
(Continued)

(2) NCLTA FORM 5 (Owner Affidavit) from every Owner; AND

(3) NCLTA FORM 6 (MLA Lien Waiver) from every PLC-MLA.

CONSTRUCTION CONTEMPLATED OR IN PROCESS:

Non-MLA project: NCLTA FORM 3 (Owner/Contractor Affidavit, Indemnity and Lien Subordination) (for lender coverage only) from every Owner and every Contractor.

MLA project:

(1) Receipt of proof satisfactory to the Company that prior to closing or prior to first contracting for construction (whichever occurs first):

a. A Lien Agent was designated on the LiensNC.com website, AND

b. The Appointment of Lien Agent was posted at the Land;

(2) NCLTA FORM 5 (Owner Affidavit) from every Owner; AND;

(3) NCLTA FORM 6 (MLA Lien Waiver) or NCLTA FORM 7 (MLA Subordination of Liens) from every PLC-MLA. NOTE: If a contract purchaser has contracted for or is contemplating improvements prior to closing, see "NO RECENT IMPROVEMENTS" above regarding seller lien affidavits as well.

MLA Project - MLA NOT Appointed Prior to Contracting for Labor Services or Materials

In all cases in which an MLA was required but not (timely) appointed, prior approval and terms of coverage (if any) by Company underwriting counsel is required.

Applicable Definitions:

"Non-MLA Projects": Improvements are (1) first contracted before April 1, 2013, (2) for a value less than \$30,000 OR (3) solely for improvements to owner's existing residence. All other projects (other than public projects) are MLA projects.

"Owner" is holder of any interest in the Land, including leasehold owner or contract purchaser.

"Potential Lien Claimant" (or "PLC - MLA") is any person (or entity) entitled to file a claim of lien on real property (herein "Liens"), for providing labor, services, (including design professionals such as surveyors, architects, engineers and landscape engineers), materials or rental equipment provided for improvements to the Land (herein "Improvements"), pursuant to Article 2 of Chapter 44A of the North Carolina General Statutes AND who either has filed a Notice to Lien Agent, OR was identified in the original Appointment, OR is a Design Professional OR is a PLC whose first furnishing was within 15 days prior to closing OR (for waivers) delivered a claim of lien upon funds on the Owner.

"Contractor" Any person or entity who has performed or furnished or has contracted to perform or furnish Labor, Services or Materials pursuant to a contract, either express or implied, with the Owner of real property for the making of an Improvement thereon OR who has delivered a claim of lien upon funds to the Owner.

8. Cancellation or release of record of Deed of Trust from True Homes, LLC in favor of Woodland Resource Management LLC recorded in Book 6292, Page 827, in the Union County Registry, in the principal amount of \$212,500.00.

9. Recording of Deed from True Homes, LLC vesting fee simple title in Aino NC LLC.

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(2015061219.PFD/2015061219/12)

Commitment Number: 2015102307

SCHEDULE B
(Continued)

10. Payment of all taxes through and including those for the years 2015, plus any penalties and interest.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
 2. Building restriction lines, easements, and any other facts shown on Subdivision map recorded in Plat Cabinet J, File 253, Union County Registry.
 3. Covenants, Reservations, Easements and Restrictions appearing of record in Book 3319, Page 506; Book 3402, Page 688; Book 3956, Page 154 of the Union County Registry, and any amendments, if any. NOTE: Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
 4. Easement(s) in favor of City of Monroe as recorded in Book 2076, Page 71 of the Union County Registry.
 5. Easement(s) in favor of Duke Power Company as recorded in Book 84, Page 46 of the Union County Registry.
 6. Easement(s) in favor of Land Line as recorded in Book 128, Page 8 of the Union County Registry.
 7. Special Levies or Assessments now due or payable.

06628 0058

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 07, 2016
AT 12:36:00 PM
BOOK 06628
START PAGE 0058
END PAGE 0060
INSTRUMENT # 05810
EXCISE TAX \$280.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$280.00

Our File #:NCP167530

Tax Parcel ID No. 09-321-600

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 83 of Lexington Commons

North Carolina General Warranty Deed

THIS DEED, made this the 3rd day of March, 2016, by and between:

GRANTOR(S)	GRANTEE(S)
All 4 U Homes, LLC	AINO NC LLC
Forwarding Address: 4434 Abernathy Place Harrisburg, NC 28075	Property Address: 2214 Kingstree Drive Monroe, NC 28112 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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 83 of LEXINGTON COMMONS-Phase II as same is shown on map thereof recorded in Plat Cabinet J at Files 838-840 in the Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6610, Page 96, and being reflected on plat(s) recorded in Map/Plat Book J, page/slide 838.

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 Union County Register of Deeds.

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.

All 4 U Homes, LLC

(Entity Name)

By: _____

Print/Type Name: Jeremy Hundley

Title: Member

(SEAL)

Print/Type Name: _____

(SEAL)

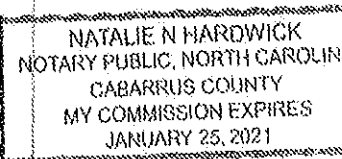
Print/Type Name: _____

(SEAL)

Print/Type Name: _____

(SEAL)

Print/Type Name: _____

State of <u>NORTH CAROLINA</u> County of <u>CABARRUS</u>	(Official/Notarial Seal)
I, <u>NATALIE N. HARDWICK</u> , a Notary Public for said County and State, do hereby certify that <u>Jeremy Hurdley</u> , personally appeared before me this day and acknowledged that (s)he is <u>Member</u> , of <u>All 4 U Homes, LLC</u> , a North Carolina Limited Liability Company, and that (s)he, as <u>Member</u> , being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.	
Date: <u>3.3.16</u>	
<u>NATALIE N. HARDWICK</u> Notary Public Notary's Printed or Typed Name	
My Commission Expires: <u>1.25.21</u>	

State of North Carolina County of _____	(Official/Notarial Seal)
I, _____, a Notary Public for said County and State, do hereby certify that _____, personally appeared before me this day and acknowledged that (s)he is _____ of _____, a NC or _____ corporation, and that (s)he, as _____, being authorized to do so, executed the foregoing on behalf of the corporation	
Date: _____	
_____ Notary Public Notary's Printed or Typed Name	
My Commission Expires: _____	

06641 0135

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED	Mar 28, 2016
AT	04:18:00 PM
BOOK	06641
START PAGE	0135
END PAGE	0136
INSTRUMENT #	07920
EXCISE TAX	\$337.00

OFFICIAL COPY

Apr 26 2023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$337.00

Parcel Identifier No. 09282090 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEEThis instrument was prepared by: T. Keith Black, ROSSABI BLACK SLAUGHTER, PA - nalTitle Insurance Co.: Barristers Title ServicesBrief description for the Index: LOT 1, PINE FOREST ESTATES SUBDIVISIONTHIS DEED made this 8 day of February, 2016, by and between:

GRANTOR

GRANTEE

WADE JURNEY HOMES, INCORPORATED

A North Carolina corporation

MAILING ADDRESS

3300 Battleground Ave. Ste. 230
Greensboro, NC 27410**AINO NC, LLC**

MAILING & PROPERTY ADDRESS:

600 Hunley Street
Monroe, NC 28112*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 Monroe, _____ Township, Union County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 1, PINE FOREST ESTATES, PHASE VI, AS PER PLAT THEREOF RECORDED IN CABINET BOOK K AT FILE 557, IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 06541 page 0113.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 Cabinet Book K page 557.

submitted electronically by "Rossabi Black Slaughter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Union 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: Claudia Beth Sink
 Print/Type Name: Claudia Beth Sink
 Title: Authorized Party

STATE OF NORTH CAROLINA

COUNTY 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 8 day of February, 2016.

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

ELIZABETH A. BARR
 NOTARY PUBLIC
 GUILFORD COUNTY, NC
 My Commission Expires 7/24/18

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

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 28, 2016
AT 04:19:00 PM
BOOK 06641
START PAGE 0137
END PAGE 0138
INSTRUMENT # 07921
EXCISE TAX \$325.00

OFFICIAL COPY

Apr 26 2023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$325.00

Parcel Identifier No. 09282091 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.: Barristers Title Services

Brief description for the Index: LOT 2, PINE FOREST ESTATES SUBDIVISION

THIS DEED made this 8 day of FEBRUARY, 2016, by and between:

GRANTOR

GRANTEE

WADE JURNEY HOMES, INCORPORATED

A North Carolina corporation

MAILING ADDRESS

3300 Battleground Ave. Ste. 230
Greensboro, NC 27410

AINO NC, LLC

MAILING & PROPERTY ADDRESS:

604 Hunley Street
Monroe, NC 28112

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

BEING ALL OF LOT 2, PINE FOREST ESTATES, PHASE VI, AS PER PLAT THEREOF RECORDED IN CABINET BOOK K AT FILE 557, IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 06541 page 0113.

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 Cabinet Book K page 557.

submitted electronically by "Rossabi Black Slaughter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Union 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: Claudia Beth Sink
Print/Type Name: Claudia Beth Sink
Title: Authorized Party

STATE OF NORTH CAROLINA

COUNTY 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 8 day of February, 2016.

My Commission Expires: 7/24/16
(Affix Seal) ELIZABETH A. BARR
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires: 7/24/16

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

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 28, 2016
AT 04:12:00 PM
BOOK 06641
START PAGE 0131
END PAGE 0132
INSTRUMENT # 07917
EXCISE TAX \$355.00

OFFICIAL COPY

Apr 26 2023

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$355.00

Parcel Identifier No. 09282092 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.: Barristers Title Services

Brief description for the Index: LOT 3, PINE FOREST ESTATES SUBDIVISION

THIS DEED made this 8 day of FEBRUARY, 2016, by and between:

GRANTOR

GRANTEE

WADE JURNEY HOMES, INCORPORATED

A North Carolina corporation

MAILING ADDRESS

3300 Battleground Ave. Ste. 230
Greensboro, NC 27410

AINO NC, LLC

MAILING & PROPERTY ADDRESS:

608 Hmley Street
Monroe, NC 28112

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

BEING ALL OF LOT 3, PINE FOREST ESTATES, PHASE VI, AS PER PLAT THEREOF RECORDED IN CABINET BOOK K AT FILE 557, IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 06541 page 0113.

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 Cabinet Book K page 557.

submitted electronically by "Rossabi Black Slaughter, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Union 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: Claudia Beth Sink

Print/Type Name: Claudia Beth Sink

Title: Authorized Party

STATE OF NORTH CAROLINA

COUNTY 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 8 day of February, 2016.

My Commission Expires: 7/21/16

(Affix Seal)

ELIZABETH A. BAYB

NOTARY PUBLIC

GUILFORD COUNTY, NC

My Commission Expires: 7/21/16

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

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Apr 28, 2015
AT 03:27:00 PM
BOOK 06430
START PAGE 0295
END PAGE 0297
INSTRUMENT # 11703
EXCISE TAX \$316.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$316.00

Our File #:NCP151694

Tax Parcel ID No. 09345257

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 29 of Windy Ridge

North Carolina General Warranty Deed

THIS DEED, made this the 28 day of April, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Jay Fitts and his wife, Erica Fitts	AINO NC LLC
Forwarding Address: 3008 Steven Schultz Mathews, NC 28104	Property Address: 1111 Wind Chime Ct Monroe, NC 28110 Mailing Address: 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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 29 of Windy Ridge Subdivision, Phase I, as shown on Plat recorded in Plat Cabinet H at file 991, Revised in Plat Cabinet I at File 632, Union County Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4195, Page 380, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 632.

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 Union County Register of Deeds.

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.


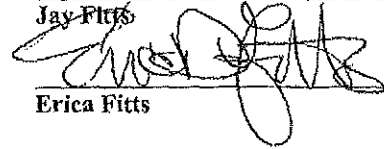
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims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

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

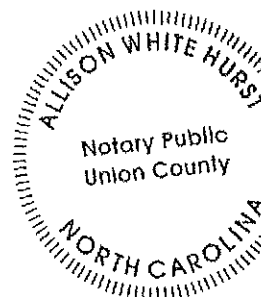
There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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.

<p>_____ (Entity Name)</p> <p>By: _____ Print/Type Name: _____ Title: _____</p> <p>By: _____ Print/Type Name: _____ Title: _____</p> <p>By: _____ Print/Type Name: _____ Title: _____</p>	 _____ Jay Fitts (SEAL)  _____ Erica Fitts (SEAL) _____ _____ (SEAL) Print/Type Name: _____ _____ _____ (SEAL) Print/Type Name: _____
---	--

(NOTARY PAGE TO FOLLOW)

<p>State of North Carolina County of <u>Union</u></p> <p>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>Jay Fitts and Erica Fitts</u></p> <p>_____ (Insert name(s) of principal(s)).</p> <p>Date: <u>4/28/15</u> _____</p> <p><u>Allison White Hurst</u> Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: <u>10/6/18</u></p>	<p>(Official/Notarial Seal)</p> 
--	---

<p>State of _____ County of _____</p> <p>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:</p> <p>_____ (Insert name(s) of principal(s)).</p> <p>Date: _____</p> <p>_____ Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: _____</p>	<p>(Official/Notarial Seal)</p>
--	---------------------------------

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED May 07, 2015
AT 08:17:00 AM
BOOK 06437
START PAGE 0028
END PAGE 0030
INSTRUMENT # 12815
EXCISE TAX \$307.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$307.00

Our File #:NCP151722

Tax Parcel ID No. 09345293

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GranteePrepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262Title Co.: Carolina Title Company, Inc.Brief Description for the Index: Lot 65, Phase II Windy Ridge

North Carolina General Warranty Deed

THIS DEED, made this the 6 day of May, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Kelly M. Fisher, Divorced <i>Forwarding Address:</i> PO Box 146 Chesterfield, SC 29709	AINO NC LLC <i>Property Address:</i> 919 Wind Carved Lane Monroe, NC 28110 <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 Monroe, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 65 of Windy Ridge Subdivision, Phase II, as shown on a map recorded in Plat Cabinet I, File 156, in the Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4057, Page 692, and being reflected on plat(s) recorded in Map/Plat Book I, page/slide 156.

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.

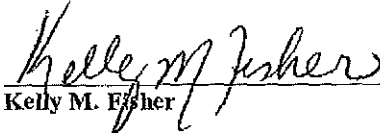
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____		(SEAL)
Print/Type Name: _____	Kelly M. Fisher	
Title: _____		
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)
By: _____	_____	(SEAL)
Print/Type Name: _____	Print/Type Name: _____	
Title: _____	_____	(SEAL)

(NOTARY PAGE TO FOLLOW)

State of North Carolina
County of Mecklenburg

(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:

Kelly M. Fisher

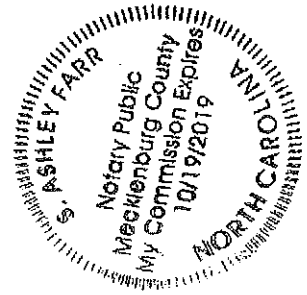
Date: 5/6/15

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

S. Ashley Farr Notary Public
Notary's Printed or Typed Name

My Commission Expires:

12/19/19



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:

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED May 28, 2015
AT 04:41:00 PM
BOOK 06452
START PAGE 0669
END PAGE 0672
INSTRUMENT # 15341
EXCISE TAX \$552.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$552.00

Our File #:NCP152317

Tax Parcel ID No. 06054262

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GranteePrepared by: Costner Law Office, PLLC, 10150 Mallard Creek Rd, Ste. 106, Charlotte, NC 28262Title Co.: SouthLake TitleBrief Description for the Index: Lot 191 Briarcrest-South, Map 2

North Carolina General Warranty Deed

THIS DEED, made this the 28 day of May, 2015, by and between:

GRANTOR(S)

Johannes Heckman, A.K.A.
Johannes Heckmann, Divorced

Forwarding Address:
PO Box 77362
Charlotte, NC 28271

GRANTEE(S)

AINO NC LLC

Property Address:
2100 Willowcrest Dr
Waxhaw, NC 28173

Mailing Address:
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 Waxhaw, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 191, BRIARCREST-SOUTH, Map 2, subdivision as same is shown on a map thereof recorded in Plat Cabinet J, Files 105-108 in the Union County Public Registry, reference to which is hereby made for a more particular description.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 6352, Page 581, and being reflected on plat(s) recorded in Map/Plat Book J, page/slide 105.

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: _____
Print/Type Name: _____
Title: _____

J. H. Heckman (SEAL)
Johannes Heckman

By: _____
Print/Type Name: _____
Title: _____

J. H. Heckman (SEAL)
A.K.A. Johannes Heckmann

By: _____
Print/Type Name: _____
Title: _____

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:

Johannes Heckman A.K.A. Johannes Heckmann

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

Date: 10/15

S. Ashley Farr

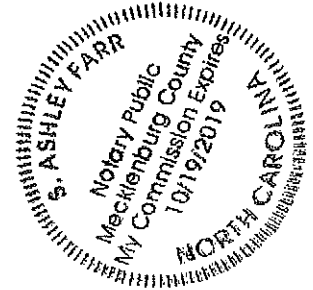
Notary Public

Notary's Printed or Typed Name

My Commission Expires:

10/19/19

(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)

EXHIBIT A

BEING all of Lot 191, BRIARCREST-SOUTH, Map 2, subdivision as same is shown on a map thereof recorded in Plat Cabinet J, Files 105-108 in the Union County Public Registry, reference to which is hereby made for a more particular description.

Property Address: 2100 Willowcrest Dr, Waxhaw, NC 28173

Parcel ID: 06054262

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED May 28, 2015
AT 03:36:00 PM
BOOK 06452
START PAGE 0495
END PAGE 0497
INSTRUMENT # 15310
EXCISE TAX \$536.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$536.00

Our File #:NCP152262

Tax Parcel ID No. 06030347

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 71, Demere Subdivision

North Carolina General Warranty Deed

THIS DEED, made this the 28th day of May, 2015, by and between:

GRANTOR(S)

Stephen P. Hood, divorced and Shelley J. Hood,
divorcedForwarding Address:
4636 N Josey Lane #1717
Carrollton, TX 75010

GRANTEE(S)

AINO NC LLC

Property Address:
1615 Jekyll Lane
Waxhaw, NC 28173Mailing Address:
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 Waxhaw, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 71 of Demere Subdivision, Map 3, as same is shown on map thereof recorded in Plat Cabinet J at File 522, Union County, North Carolina Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4685, Page 587, and being reflected on plat(s) recorded in Map/Plat Book 1, page/slide 522.

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 Union County Register of Deeds.

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.


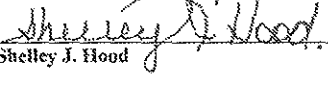
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____	Stephen P. Hood	
Title: _____		
By: _____		 (SEAL)
Print/Type Name: _____	Shelley J. Hood	
Title: _____		
By: _____		_____ (SEAL)
Print/Type Name: _____		Print/Type Name: _____
Title: _____		_____ (SEAL)
		Print/Type Name: _____

(NOTARY PAGE TO FOLLOW)

<p>State of North Carolina <u>TEXAS</u> County of <u>Denton</u></p> <p>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>Stephen P. Hood and Shelley J. Hood</u> _____ (Insert name(s) of principal(s)).</p> <p>Date: <u>5/27/15</u></p> <p><u>Sage Delsol</u> Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: <u>10/14/18</u></p>	<p>(Official/Notarial Seal)</p> <div data-bbox="1031 604 1399 751" style="border: 1px solid black; padding: 5px;">  <p>SAGE DELSOL NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 10/14/18</p> </div>
<p>State of _____ County of _____</p> <p>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)).</p> <p>Date: _____</p> <p>_____ Notary Public Notary's Printed or Typed Name</p> <p>My Commission Expires: _____</p>	<p>(Official/Notarial Seal)</p>

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Jul 24, 2015
AT 02:26:00 PM
BOOK 06494
START PAGE 0707
END PAGE 0709
INSTRUMENT # 22567
EXCISE TAX \$550.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$550.00

Our File #:NCP152889

Tax Parcel ID No. 06108472

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 151 of Lawson Phase 1

North Carolina General Warranty Deed

THIS DEED, made this the 24 day of July, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
Andrew Isaacson and Kimberly Isaacson, husband and wife <i>Forwarding Address:</i> 1240 Periwinkle Drive Waxhaw, NC 28173	AINO NC LLC <i>Property Address:</i> 1240 Periwinkle Drive Waxhaw, NC 28173 <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 Waxhaw, County of Union, State of North Carolina, more particularly described as follows:

Being all of Lot 151 of Lawson Phase 1, Map 8 as same is shown on plat recorded in Plat Cabinet J, Files 229 & 230 in the Union County, North Carolina, Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4430, Page 691, and being reflected on plat(s) recorded in Map/Plat Book J, page/slide 229.

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 Union County Register of Deeds.

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.


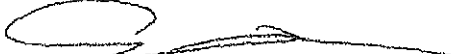
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____	 (SEAL)
Print/Type Name: _____	Kimberly Isaacson
Title: _____	 (SEAL)
By: _____	Andrew Isaacson
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 Union

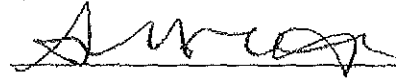
(Official/Notarial Seal)

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:

Kimberly Isaacson and Andrew Isaacson

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

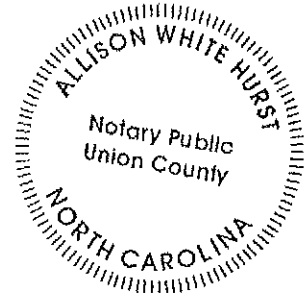
Date: 7/24/15



Allison White Hurst Notary Public
Notary's Printed or Typed Name

My Commission Expires:

10/6/18



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:

FILED ELECTRONICALLY
UNION COUNTY NC
CRYSTAL CRUMP

FILED Mar 31, 2015
AT 12:12:00 PM
BOOK 06411
START PAGE 0243
END PAGE 0245
INSTRUMENT # 08546
EXCISE TAX \$448.00

OFFICIAL COPY

Apr 26 2023

Excise Tax: \$448.00

Our File #:NCP151244

Tax Parcel ID No. 06030122

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.: Carolina Title Company, Inc.

Brief Description for the Index: Lot 173 of New Towne Village

North Carolina General Warranty Deed

THIS DEED, made this the 30 day of March, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
James W. Blankley and spouse, Linda D. Farr	AINO NC LLC
Forwarding Address:	Property Address:
	1208 Haden Dr.
	Waxhaw, NC 28173
101 Lockerbie Ln.	Mailing Address:
Mooreville, NC 28115	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 Waxhaw, County of Union, State of North Carolina, more particularly described as follows:

BEING all of Lot 173 of NEW TOWNE VILLAGE, Phase 1, Map 2, as same is shown on map thereof recorded in Plat Cabinet H, File # 217 and 218 in the Union County Public Registry.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3194, Page 618, and being reflected on plat(s) recorded in Map/Plat Book H, page/slide 217.

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 Union County Register of Deeds.

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.

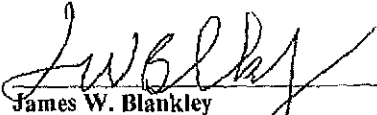
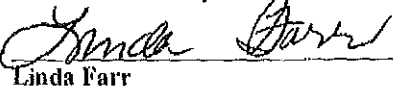
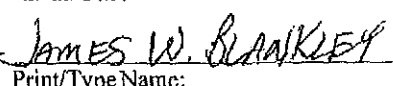
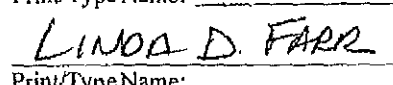
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims 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: _____	 (SEAL)
Print/Type Name: _____	James W. Blankley
Title: _____	
By: _____	 (SEAL)
Print/Type Name: _____	Linda Farr
Title: _____	
By: _____	 (SEAL)
Print/Type Name: _____	JAMES W. BLANKLEY
Title: _____	
By: _____	 (SEAL)
Print/Type Name: _____	LINDA D. FARR
Title: _____	

(NOTARY PAGE TO FOLLOW)

State of North Carolina County of <u>IREDELL</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>James W. Blankley and Linda Farr</u>	<div style="border: 1px solid black; padding: 5px;"> Vivian C. Rucker NOTARY PUBLIC Iredell County, NC My Commission Expires May 7, 2018 </div>
_____ (Insert name(s) of principal(s)).	
Date: <u>03/30/2015</u> <u>Vivian C. Rucker</u> <u>Vivian C. Rucker</u> Notary Public Notary's Printed or Typed Name	
My Commission Expires: <u>MAY 07, 2018</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: _____	