

FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2009 OCT 08 01:19:43 PM  
BK:25137 PG:418-423 FEE:\$31.00  
INSTRUMENT # 2009140857



Excise Tax: \$0.00 (no consideration given for the within conveyance) Recording Time, Book and Page

Tax Lot No.: 199-551-21 Parcel Identifier No.

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

by \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Susan K. Irvin, Esq., P.O. Box 2376, Davidson, NC 28036

Brief description for the Index:

Lot 5, Steelescroft Village

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21<sup>st</sup> day of September, 2009, by and between

GRANTOR

GRANTEE

**STEELECROFT OFFICE, LLC,**  
a North Carolina limited liability company  
125 Scaleybark Road  
Charlotte, North Carolina 28209

**STEELECROFT VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,** a North Carolina non-profit corporation  
125 Scaleybark Road  
Charlotte, North Carolina 28209

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, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and made a part hereof.

#1019

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 19763, Page 71, Book 20878, Page 265, and Book 22963, Page 748, Mecklenburg Public Registry.

A map showing the above Property is recorded in Book 49, Page 911.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming, by, through or under Grantor, but not otherwise except for the exceptions hereinafter stated. Title to the Property hereinabove described is subject to the restrictions and exceptions described in Exhibit B which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

GRANTOR:

STEELECROFT OFFICE, LLC, a North Carolina Limited Liability Company

BY: Merrifield/Steelecroft, LLC, a North Carolina limited liability company, its Manager

By: Merrifield Partners, LLC, a North Carolina limited liability company, its Manager

By: James E. Merrifield  
Name: James E. Merrifield  
Title: Mgr

State of North Carolina  
County of Mecklenburg

I, Kimberly B. Young, a Notary Public of the County and State aforesaid, certify that, on this 21<sup>st</sup> day of Sept 2009, James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, a North Carolina limited liability company, Manager of Merrifield/Steelecroft, LLC, a North Carolina limited liability company, Manager of STEELECROFT OFFICE, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company, acting as Manager of Merrifield/Steelecroft, LLC, acting as manager of Steelecroft Office, LLC.

I do hereby certify that James E. Merrifield personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

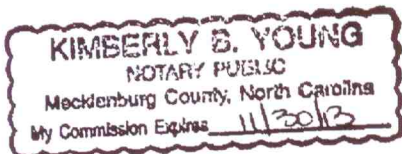
Sept. 21, 2009

Kimberly B. Young  
(Official Signature of Notary)

Notary's printed name: Kimberly B. Young  
Notary Public

STAMP/SEAL

My commission expires: 11/30/13



\_\_\_\_\_  
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.

**EXHIBIT A**

**to Special Warranty Deed  
from  
STEELECROFT OFFICE, LLC  
to  
STEELECROFT VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

**Legal Description**

All that certain tract or parcel of land situated in City of Charlotte, Mecklenburg County, North Carolina, more particularly described as follows:

BEING all of that certain .480 acre tract of land and identified as Lot 5 on plat entitled "Steelecroft Village Map 2" recorded in Book 49, Page 911, Mecklenburg County Public Registry.

**EXHIBIT B**

**to Special Warranty Deed**

**STEELECROFT OFFICE, LLC**

**to**

**STEELECROFT VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

**Exceptions to Title**

1. The lien of ad valorem taxes for the year 2009 and for subsequent years which are not yet due and payable.
2. All easements, covenants and restrictions of record in Mecklenburg County, North Carolina, and matters of survey.
3. All matters shown on plat recorded in Map Book 49, Page 911, Mecklenburg County Public Registry.



J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

\*\*\*\*\*  
Filed For Registration: 10/08/2009 01:19:43 PM  
Book: RE 25137 Page: 418-423  
Document No.: 2009140857  
DEED 6 PGS \$31.00  
Recorder: LYVANH PHETSARATH



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