

FILED	Aug 19, 2025
AT	11:15:46 AM
BOOK	02482
START PAGE	0985
END PAGE	0987
INSTRUMENT #	07277
EXCISE TAX	\$7,000.00

Excise Tax: \$ 7,000.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Gunn & Messick, PLLC, P.O. Box 880, Pittsboro, NC 27312

The property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor (NCGS §105-317.2)

Tax Parcel Nos. 0097448; 0097449; 0097450; 0097451; 0097452; 00967453; 0096905

## NORTH CAROLINA GENERAL WARRANTY DEED

(PREPARED WITHOUT TITLE EXAMINATION)

THIS DEED, made this 12<sup>th</sup> day of August, 2025 between FEARRINGTON PROPERTIES, LLC, 146 E Stone Road, Apex, NC 27523; hereinafter referred to as GRANTOR; and AHLM, L.L.C., P.O. Box 1400, Pittsboro, NC 27312; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

### WITNESSETH

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

SEE EXHIBIT A ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.

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

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

The property hereinabove described is a portion of the properties acquired by Grantor by instrument recorded in Book 2222, Page 582 of the Chatham County Registry.

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

Easements and restrictions of record.

submitted electronically by "Hemphill Gelder, P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

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

FEARRINGTON PROPERTIES, LLC

By: Karen Elizabeth Fearington  
Name: Karen Elizabeth Fearington  
Title: Manager / Member

By: Kimberly Fearington Hoover  
Name: Kimberly Fearington Hoover  
Title: Manager / Member

STATE OF NORTH CAROLINA  
COUNTY OF CHATHAM

I certify that the following person personally appeared before me this day and acknowledged to me that they signed the foregoing document on behalf of FEARRINGTON PROPERTIES, LLC by authority duly given in the capacity indicated:

Karen Elizabeth Fearington, Mbr / Mgr + Kimberly Fearington Hoover Mbr / Mgr

Date: 8-12-2025

My Commission Expires: 10-13-2027

Nikki G. Patterson  
Printed Name: Nikki G. Patterson  
Notary Public



EXHIBIT A

ALL of Lots A, 1, 2, 3, 4, 5, 5A, and 6 per plat entitled "Minor Subdivision for Aaron Horton" prepared by Van R. Finch – Land Surveys, P.A., dated March 28, 2025, last revised May 22, 2025, and recorded in Plat Slide 2025-145, Chatham County Registry, reference to which is hereby made for a more particular description.