

FOR REGISTRATION REGISTER OF DEEDS  
Laura Y Anderson  
Burke County, NC  
November 01, 2016 04:30:58 PM  
Book 2263 Page 554-557  
FEE: \$26.00  
NC REVENUE STAMP: \$500.00  
INSTRUMENT # 2016009711



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This certifies that there are no delinquent taxes due to Burke County.  
Certification expires Jan 6th of the year following certification date.  
Parcel Identification Number: 1773516469, 1773515475  
This is not a certification that the Burke County Parcel Identification Number matches the  
Deed description.  
DANIEL ISENHOUR  
TAX COLLECTOR *DS*  
Date/Time: *10-31-16*

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No. **0036929 and 0036928** Verified by **Burke County** on the \_\_\_ day of \_\_\_\_\_, 2016  
By: \_\_\_\_\_

Mail/Box to: **GRANTEE:**

This instrument was prepared by: **G. Robert Turner, III, Horack Talley Pharr & Lowndes**  
**301 South College Street; Suite 2600, Charlotte, NC 28202**

Brief description for the Index: **109 E. Main Street, Glen Alpine, NC 28655**

THIS DEED made this *31<sup>st</sup>* day of **October**, 2016, by and between

GRANTOR	GRANTEE
<b>SUNSTAR DEVELOPMENT GROUP, LLC,</b> a North Carolina limited liability company	<b>TODD M. HOWARD</b>
<i>Mailing Address:</i> 13900 Conlan Circle; Suite 245 Charlotte, NC 28277	<i>Mailing Address:</i> 419 Medina Road Medina, OH 44256

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

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

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

**SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1707, Page 476 in the Burke County Registry.

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

A map showing the above described property is recorded in Plat Book 7, Page 166.

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:

**SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED BY REFERENCE.**

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

**SUNSTAR DEVELOPMENT GROUP, LLC**

By: *Shawn F. McClaren*  
Shawn F. McClaren, Manager

State of North Carolina

County of Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg and State aforesaid, certify that SHAWN F. McCLAREN personally came before me this day and acknowledged that he is the Manager of SUNSTAR DEVELOPMENT GROUP, LLC, a North limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 31 day of October, 2016.

My Commission Expires: 11/30/2019  
(Affix Seal)

*Beverly C. Brown*  
Beverly C. Brown Notary Public  
Notary's Printed or Typed Name



EXHIBIT A

Legal Description

**BEING all of Lots 1 and 2 of the Charles D. Owens Company property, Maude Pitts' tract, located in the Town of Glen Alpine, as shown on a plat of the subject property prepared by C. L. Cole Surveying Company of Hildebran, North Carolina and recorded in Plat Book 7, Page 166 in the Office of the Register of Deeds for Burke County, to which plat reference is hereby made for a further and more completed description.**

**This being the same property conveyed to SunStar Development Group, LLC by General Warranty Deed from Sue H. Franklin, widow, as recorded at Book 1707, Page 476 of the Burke County Registry.**

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

- 1. Subject to matters shown on plat recorded in Map Book 7 at Page 166.**
- 2. Right of Way Agreement in favor of Duke Energy Carolinas, LLC recoded in Book 1761, Page 722.**
- 3. Restrictions appearing of record in Book 591 at Page 477, said restrictions were released as to Lots 1, 2, 3 and 4 as shown in Plat Book 7, Page 166, by Release recorded in Book 726, Page 1904.**