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**FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS**

FILED Aug 19, 2016
AT 11:56:52 am
BOOK 01231
PAGE 0179
INSTRUMENT # 05084
EXCISE TAX \$44.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$44.00

Parcel Identifier: Tract 1: 0702360
Tract 2: 0702355

Return to: Grantee

This Instrument prepared by: Jennifer B. Lewis

Brief description for the Index

2 Tracts Timber Ridge Subdivision, Elk Township

This deed made this 8th day of August, 2016.

GRANTOR

X Holdings, LLC, a North Carolina
Limited Liability Company

GRANTEE

Jay Hughes and wife,
Tamah Waller Hughes

Property Address: Timber Ridge S/D
Ferguson, NC 28624
Mailing Address: 1340 Mylynn Drive
Wendell, NC 27591

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 **Elk Township, Wilkes County, North Carolina** and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY
REFERENCE**

The property herein above described was acquired by Grantor by instrument recorded in Book 1157, Page 195, Wilkes County Registry.

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 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:
Taxes for the year 2016 and thereafter which are not yet due and payable.
Conditions, Covenants, Restrictions, Easements and Rights-of-way of record as shown on plats recorded in Map Book 10, Pages 431; 432; 433 & 434, and Map Book 11, Page 262, Wilkes County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this 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.

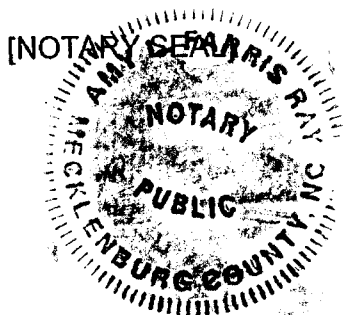
X Holdings, LLC

Gregory G. Burke (SEAL)
Gregory G. Burke, President of New Dominion Bank,
the member/manager of X Holdings, LLC

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Amy L. Farris Ray, a Notary Public of the state and Mecklenburg county, certify that **Gregory G. Burke** personally appeared before me this day and acknowledged that he is the **President of New Dominion Bank, the Member/Manager of X Holdings, LLC**, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial Seal this 17th day of August, 2016.



Amy L. Farris Ray
Notary Public
My Commission Expires: 9/12/2017

EXHIBIT "A"

TRACT 1: BEING all of Lot #36 on Ridge Road in Timber Ridge Subdivision, Ferguson, NC, Pin #2897-11-8624; being a portion of Deed Book 1157, Page 195, Wilkes County Registry, Wilkes County, NC. See Plat Book 10, Pg. 431; 433; 434; and Book 11, Page 262, Wilkes County Registry (Auction Lot #12). Tax Parcel #0702360

TRACT 2: BEING all of Lot #31 on Ridge Road in Timber Ridge Subdivision, Ferguson, NC, Pin #2897-00-3254; being a portion of Deed Book 1157, Page 195, Wilkes County Registry, Wilkes County, NC. See Plat Book 10, Pg. 431; 433; 434; and Book 11, Page 262, Wilkes County Registry (Auction Lot #16). Tax Parcel #0702355