

1302
0762

FILED ELECTRONICALLY
DAVIE COUNTY NC
KELLY C. FUNDERBURK
REGISTER OF DEEDS

=====
FILED Apr 22, 2025
AT 02:06:00 PM
BOOK 01302
START PAGE 0762
END PAGE 0764
INSTRUMENT # 01920
EXCISE TAX \$0.00

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 5738-26-6398

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

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief Description for the Index: Unit G, Valley Road Business Park, PB 2, PG 43-50

THIS DEED made the _____ day of _____, 2024, by and between

Table with 2 columns: GRANTOR and GRANTEE. Grantor: Avenue LLC, A North Carolina Limited Liability Company. Grantee: Everly Property Group, LLC, A North Carolina Limited Liability Company. Both include handwritten addresses: PO BOX 4265, Chapel Hill, NC 27515.

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 hereby demise, release, and forever quitclaim all that certain lot or parcel of land situated in Davie County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantor. The property herein described was acquired by Grantor by instrument recorded in Book 1291, Page 458, Davie County Registry.

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. Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

Submitted electronically by "Orenstein Law PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Davie County Register of Deeds.

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Avenue LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Bryan Everly, Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Rachel M Starnes, a Notary Public certify that Bryan Everly, Manager of Avenue, LLC personally came before me this day and acknowledged that he/she is Manager of Avenue LLC a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 9 day of 9, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/16/2027

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

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Exhibit "A"

562 Valley Road

BEING KNOWN AND DESIGNATED AS Unit G as shown on the map of Valley Road Business Park as recorded in Condominium Plat Book 2 Page 43-50 in the Office of the Davie County Register of Deeds reference to which is made for a more complete description. Together with an undivided interest in common areas and such other rights and obligations as are set out in the Declaration of Condominium of Valley Road Business Park Condominiums as recorded at Book 821 Page 667 in the Office of the Davie County Register of Deeds

The subject property is the same as that property described in Deed Book 1291, Page 458, Davie County Registry and is further designated as Tax Parcel Identifier Number 5738-26-6398 on the Davie County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

PLAT NORTH
REF: P.B. 5 Pg. 205

DENEY C. REDMOND
D.B. 146, PG. 623
D.B. 91, PG. 795

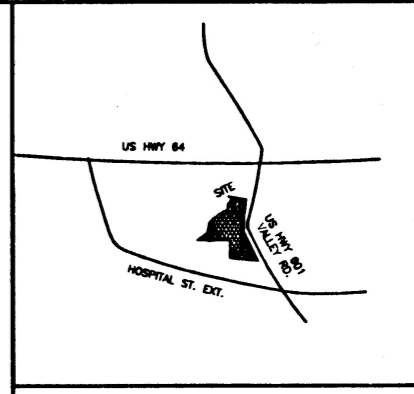
SUBDIVISION "C"
R.C. FOSTER ESTATE
P.B. 5 Pg. 57
LOT 1

ARTHUR O. HUTCHENS
D.B. 145, PG. 62

I hereby certify that I am the owner of the property shown and described hereon, which located in the Town of Mocksville that I hereby adopt this plan of subdivision with my free consent, established minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easement to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the Town of Mocksville
DATE: 3-23-10

CMT INVESTOR GROUP, LLC By
CMT INVESTOR GROUP, LLC
MICHAEL JOHNSON
CHARLES GRANTHAM
TIM MARTIN

Filed for registration at 10:50 o'clock A.M.
MARCH 22, 2010 and recorded in
CONDO Book 2 Page 43
Filing fee \$ 21.00
M. BRENT SHAW - DAVE Co. Register of Deeds
Deputy Assistant



VICINITY MAP

REVIEW OFFICER'S CERTIFICATE
I, Andrew M... Review officer of Davie County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
3/20/10
REVIEW OFFICER DATE

LINE	BEARING	DISTANCE
L1	S 78°08'17" W	43.37
L2	S 11°53'45" E	48.82
L3	N 78°13'36" E	30.14
L4	S 11°53'45" E	49.99
L5	N 78°13'36" E	12.04
L6	S 11°53'45" E	75.03
L7	N 78°13'36" E	8.04
L8	N 12°10'02" W	54.13
L9	S 78°08'17" W	91.30
L10	S 11°53'45" E	53.85
L11	N 78°13'36" E	2.00
L12	S 11°53'45" E	72.70
L13	N 78°13'36" E	2.01
L14	S 11°53'45" E	49.78
L15	N 78°13'36" E	2.07
L16	S 11°53'45" E	51.58

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	18°47'25"	1195.92	392.21	390.45	197.88	S 07°38'56" E
C2	14°57'22"	1195.92	312.17	311.28	156.98	S 24°31'20" E (TIE)

MARKLIN AVE.

SUBDIVISION "C"
R.C. FOSTER ESTATE
P.B. 5 Pg. 57
LOT 1

CMT INVESTORS GROUP
D.B. 565, PG. 164
FUTURE DEVELOPMENT

LINE	BEARING	DISTANCE
E1	S 77°08'57" W	53.83
E2	S 70°09'00" W	24.72
E3	S 70°09'00" W	28.08
E4	S 77°28'58" W	122.58
E5	N 19°51'00" W	48.36
E6	N 11°07'57" W	110.87
E7	N 07°58'11" W	87.86
E8	N 01°14'00" W	89.89
E9	S 13°52'56" E	15.87

ETHEL RICHARDSON
D.B. 713, PG. 549

JOE COBBLE
D.B. 148, PG. 119

BELLE DANIELS BOGER
QUALIFIED PERSONAL TRUST
D.B. 193, PG. 857

AREA= 2.287 AC.

PLAT MAP OF:
VALLEY ROAD BUSINESS PARK

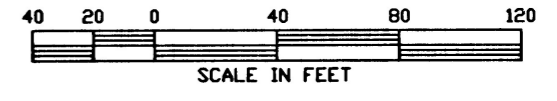
OWNER ----- DEVELOPER

CMT INVESTOR GROUP, LLC
2912 ELMGATE WAY
RALEIGH, NC 27614

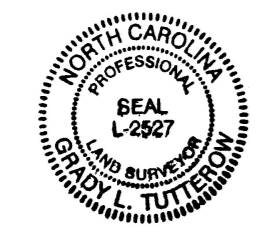
MOCKSVILLE TOWNSHIP
DAVIE COUNTY, NORTH CAROLINA

DATE: OCTOBER-29-2009

SURVEYED BY:
TUTTEROW SURVEYING COMPANY
107 NORTH SALISBURY STREET
MOCKSVILLE, NC 27028
(336) 751-5616



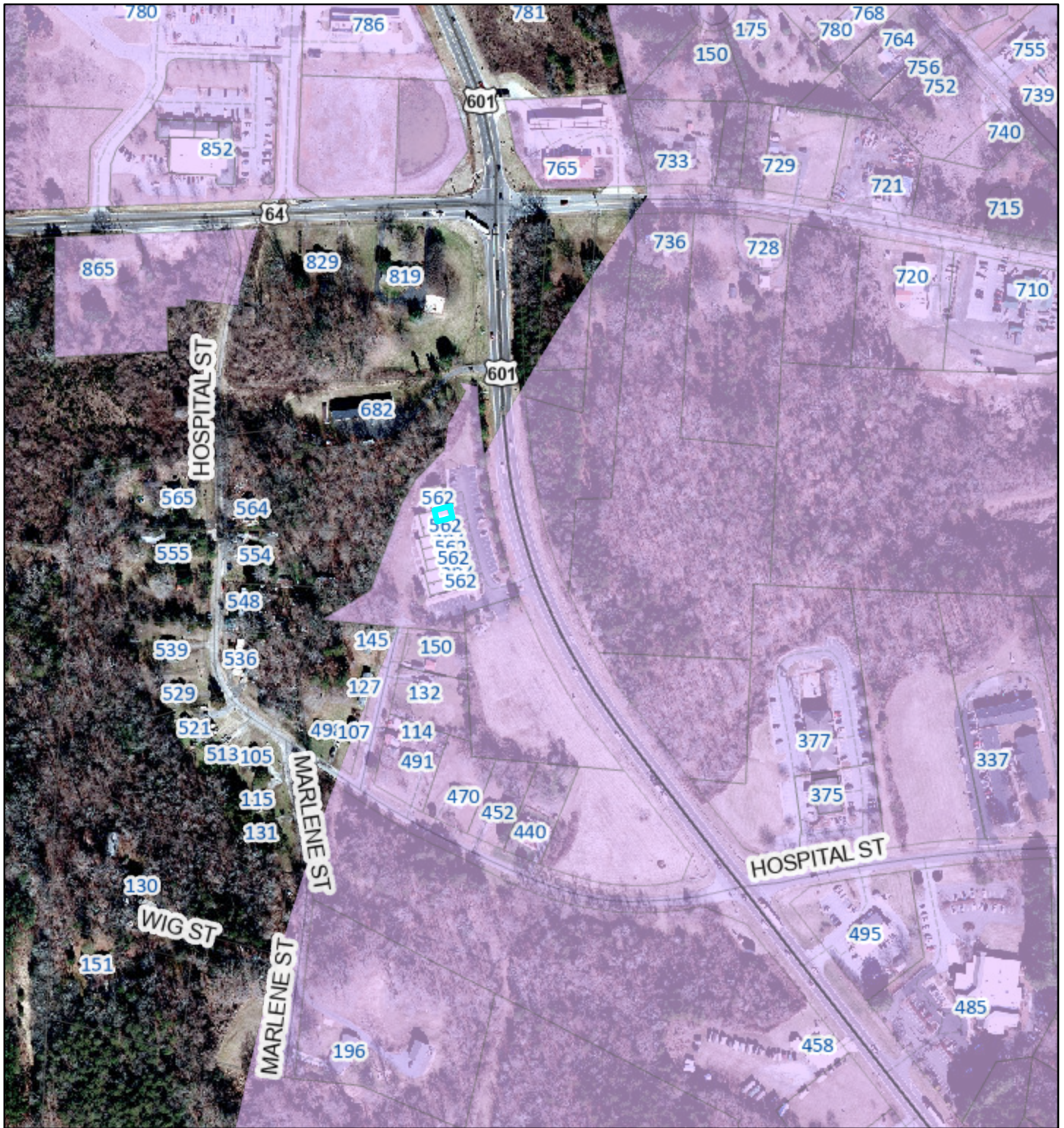
FILE NAME: CMT-PLATA
COORD NAME: ACC09-87
DRAWING NUMBER: 14009-3
SHEET 1 OR 3



I, Grady L. Tutterow, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book ___; Page ____, etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in PL. Book ____, Page ____, that the ratio of precision is calculated as 1:±20,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23 day of OCT., 2009.
Grady L. Tutterow
(Seal or Stamp) Registration Number

Surveyor Certification for Subdivision - Davie County, North Carolina
I, Grady L. Tutterow, Registered Land Surveyor, Number L-2527 certify to one or more of the following as indicated by an X:
a. That this is a plat of a survey that creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land;
b. That this plat is of a survey that is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
c. That this plat is of a survey of an existing parcel or parcels of land;
d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of a subdivision;
e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability of the provisions contained in a. through d. above.
Grady L. Tutterow
Signature Surveyor
PLS 2527
Registration Number

- NOTES:
1. MAIN SIDEWALKS PARKING SPACES, & 24' EASEMENT ARE COMMON AREA OR C/A
 2. E.I.P.= EXISTING IRON PIN
 3. LIMITED COMMON AREA= L/C SIDEWALK FROM MAIN WALKS TO ENTRANCES OF SUITE
 4. UNMARKED POINT= X
 5. AC AND HEATING UNIT=
 6. WATER METER=
 7. LIGHT POLE= X
 8. MAN HOLE=
 9. TYPICAL PARKING SPACES 9' X 18'
 10. 53 PARKING SPACES, 3 HANDICAP SPACES
 11. AREA TOTAL BOUNDARY AREA OF AS BUILT= 2.287 AC.



Owner: EVERLY PROPERTY GROUP LLC

Property Address: PO BOX 4265

City: CHAPEL HILL
 ZIP Code: 27515-4265
 State: NC

Total Acres: 0.02
 Sale Date: 4 / 2025

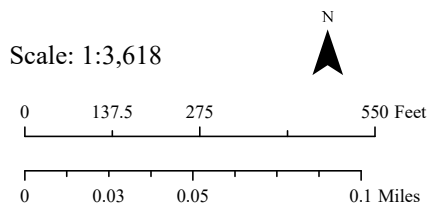
Deed Bk/Pg: 13020762
 Plat Bk/Pg: 00002 0043

Parcel Map

NC PIN: 5738266398
 County ID: I4110A000608

Total Market Value: 126660
 Total Assessed Value: 126660
 Parcel Land Value: 32340
 Parcel Building Value: 91490

May 27, 2026

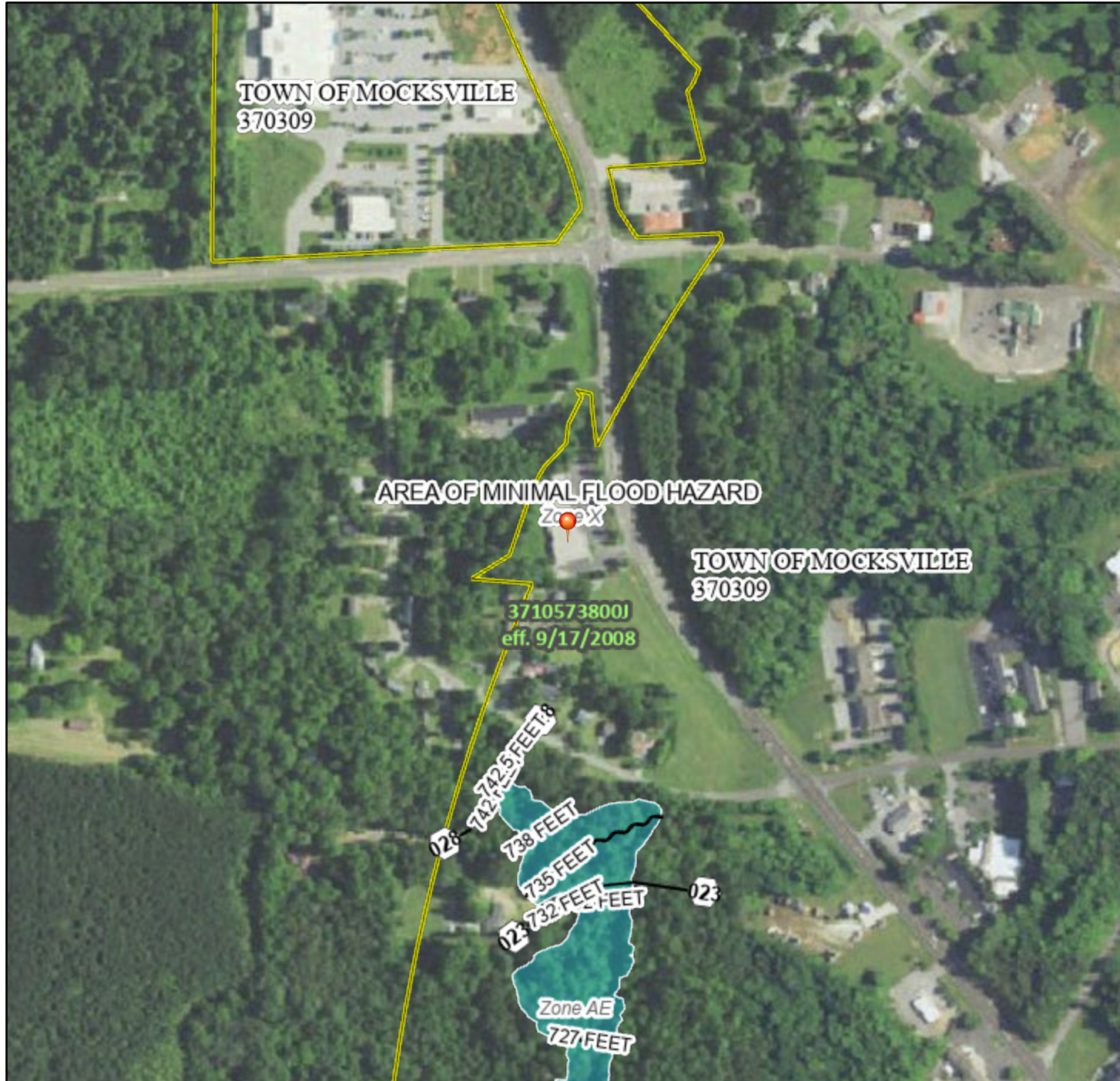


All data is provided as is without warranty or guarantee of any kind either expressed or implied including but not limited to the implied warranties of merchantability or fitness for a particular use. All users of Davie County's GIS website shall hold harmless the County of Davie, North Carolina, its agents, consultants, contractors or employees from any and all claims or causes of action due to or arising out of the use or inability to use the GIS data provided by this website.

National Flood Hazard Layer FIRMMette



80°34'59"W 35°54'15"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

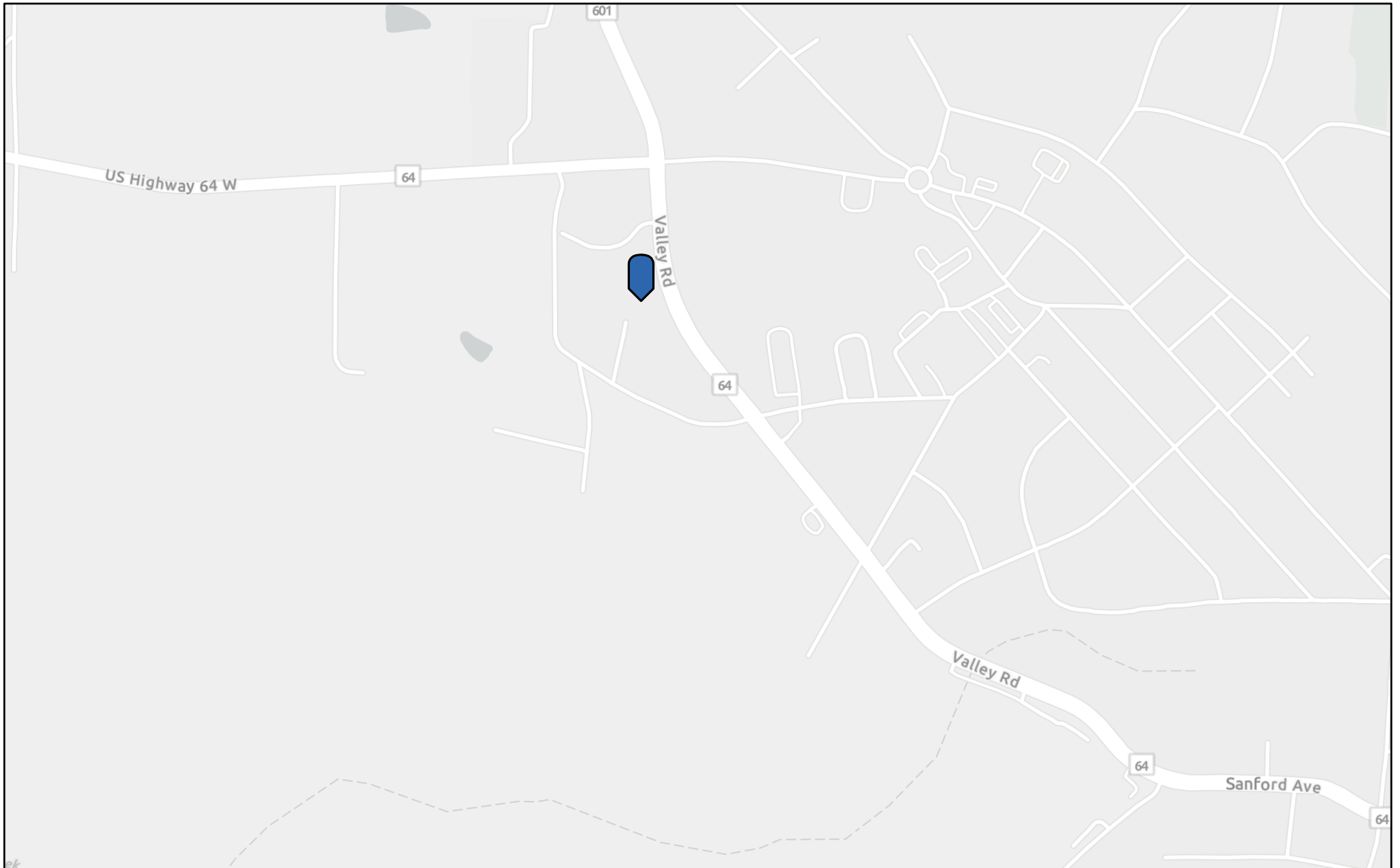
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/27/2026 at 6:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

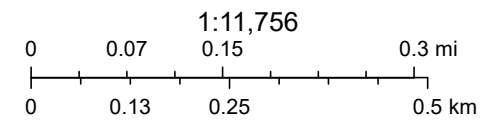
0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°34'22"W 35°53'46"N

NCDOT North Carolina Rail System

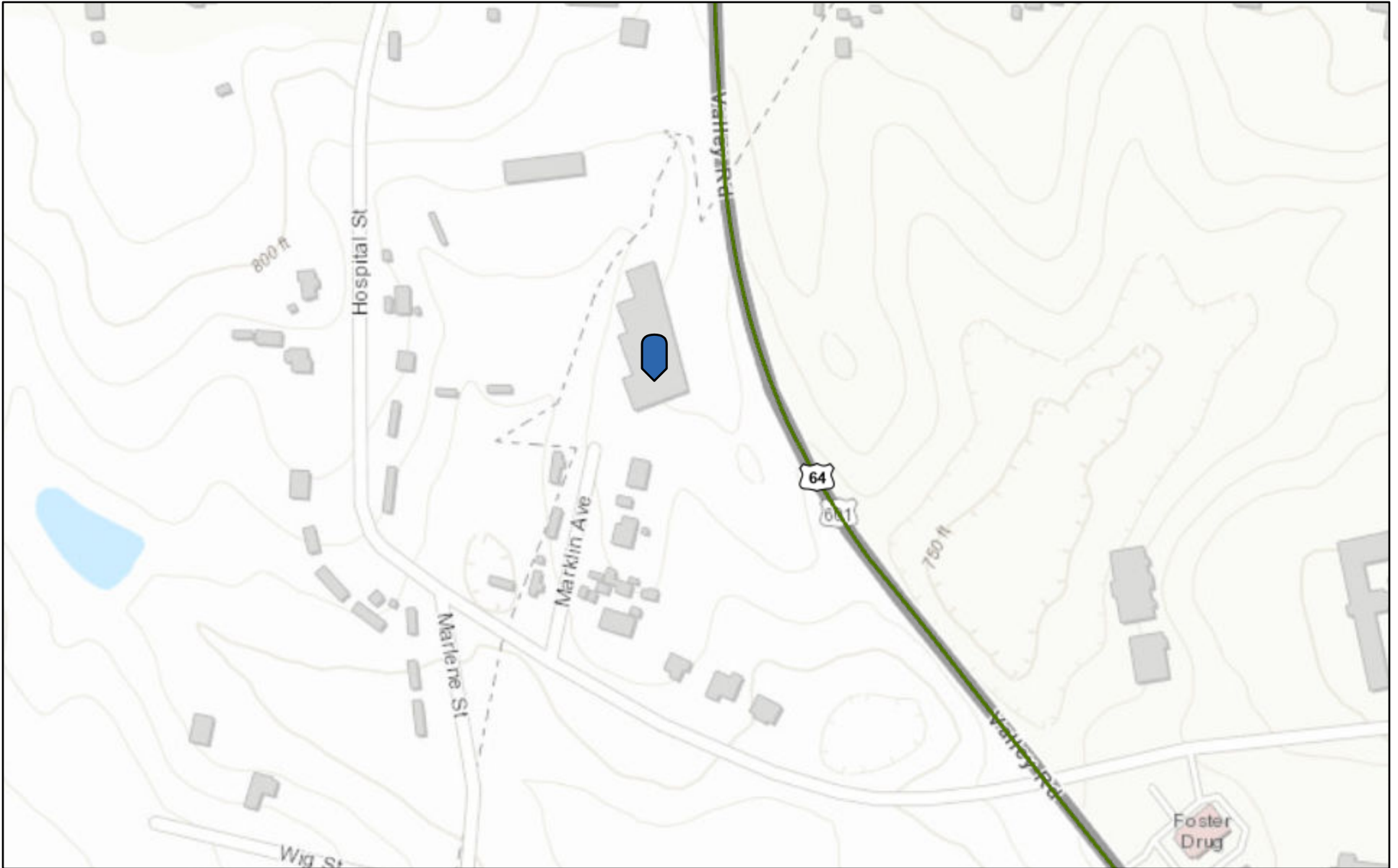


5/27/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, North Carolina Department of

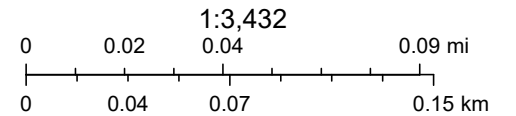
(3) NCDOT State Maintained Network Map (Quarterly)



5/27/2026

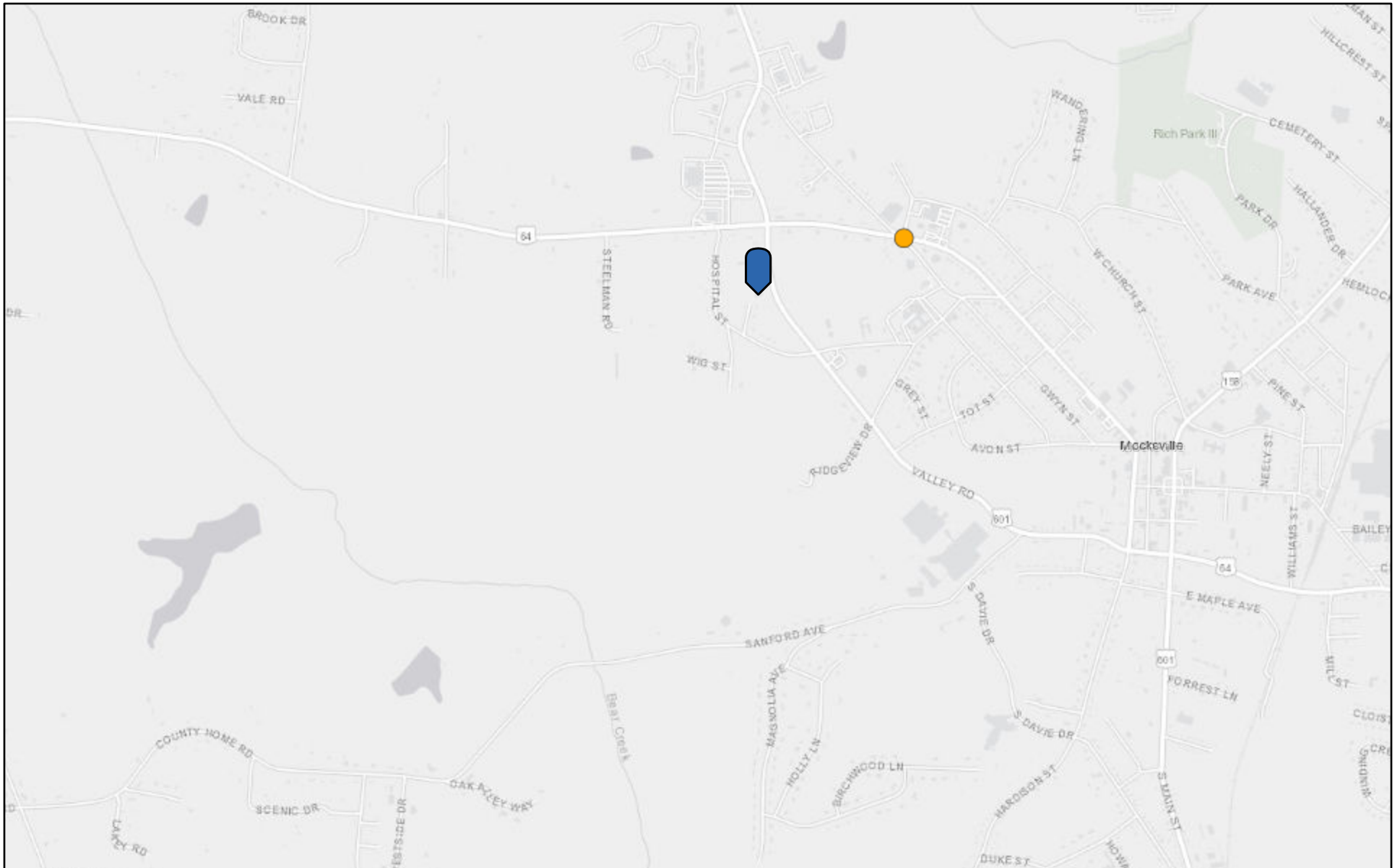
 County Boundary

Citations



North Carolina Department of Information Technology -Transportation, GIS Unit, Davie County, State of North Carolina DOT, Esri, HERE, Garmin,

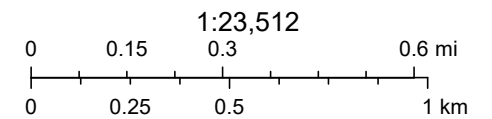
(1) NCDOT 2026-2035 STIP Map



5/27/2026

Light_Gray_Canvas_Reference

Light_Gray_Canvas_Base



State of North Carolina DOT, Esri, HERE, North Carolina Department of Information Technology -Transportation, GIS Unit, Davie County, State of

Selected Tax Bill Info

[View Appraisal Card](#)



Account#: 8323567 AVENUE LLC	Bill#: 013593 Parcel#: 14110A000608 Pin#: 5738266398	Last Trans Date: 12/29/2025 Last Payment : 12/29/2025	Building Value: 91,490 Outbuilding Value: 2,830 Land Value: 32,340 Parcel Value Total: 126,660 Deferred Value: 0 Taxable Value: 126,660	Current Balance: 0.00 Original Levy: 1,239.49 Personal Value: 0 Total Valuation: 126,660 Exemption: 0
562 VALLEY RD MOCKSVILLE NC 27028-2091 VALLEY RD	Escrow: Status: Legal Description: SUITE G 1.000UT			

Taxes and Fees Billed By County

Description	Levied	Interest/Fees	Released	Collected	Balance
FIREADVL12	50.66	0.00	0.00	50.66	0.00
MOCKSVILLE CITY	367.31	0.00	0.00	367.31	0.00
COUNTY TAX	821.52	0.00	0.00	821.52	0.00
Totals	1,239.49	0.00	0.00	1,239.49	0.00

Payment History

TransactionDate	InterestDate	Type	Interest/Fees	Released	Collected
12/29/2025 11:54 AM	12/29/2025	Payment	0.00	0.00	1239.49