

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 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, under or through Grantor, other than the following exceptions:

- 1. Ad valorem taxes for 2022 and subsequent years;
- 2. Zoning ordinances affecting the property; and
- 3. Easements and restrictions of record.

GRANTOR:

VICKERS LAND COMPANY, a North Carolina limited liability company

By: *Richard Vickers*
Richard Vickers, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: Richard Vickers

Date: 8/24/2022

Zhyaire James
Notary Public

Print Name: Zhyaire James

[Official Seal]

My Commission Expires: 6-20-2026

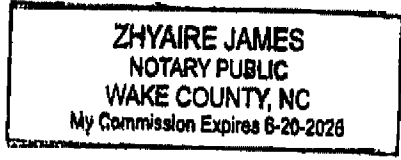


Exhibit A

Legal Description

TRACT I:

BEING all of Granville County Tax Parcel# 192302772653 and being more particularly described as follows:

BEING all of Tract 1 shown in that certain plat entitled "Property Surveyed for Easton Farms, LLC" recorded in Plat Book 34, at Page 155 in the Office of the Register of Deeds for Granville County, North Carolina.

TRACT II:

BEING all of Granville County Tax Parcel# 192302876430 and being more particularly described as follows:

BEING all of Tract 2 shown in that certain plat entitled "Property Surveyed for Easton Farms, LLC" recorded in Plat Book 34, at Page 155 in the Office of the Register of Deeds for Granville County, North Carolina.

TRACT III:

BEING all of Granville County Tax Parcel# 192302950875 and being more particularly described as follows:

BEING all of Tract 3 shown in that certain plat entitled "Property Surveyed for Easton Farms, LLC" recorded in Plat Book 34, at Page 155 in the Office of the Register of Deeds for Granville County, North Carolina.

TRACT IV:

BEING all of Granville County Tax Parcel# 192302763612 and being more particularly described as follows:

BEING all of Tract 1 shown in that certain plat entitled "Property Surveyed for Easton Farms, LLC" recorded in Plat Book 34, at Page 187 in the Office of the Register of Deeds for Granville County, North Carolina.

TRACT V:

BEING all of Granville County Tax Parcel# 192302769472 and being more particularly described as follows:

BEING all of Tract 2 shown in that certain plat entitled "Property Surveyed for Easton Farms, LLC" recorded in Plat Book 34, at Page 187 in the Office of the Register of Deeds for Granville County, North Carolina