

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,832.00

Parcel Identifier No: 3-C-03-011 and 3-C-03-012

Mail/Box to: Grantee

This instrument was prepared by: Kilpatrick Townsend & Stockton, LLP (BFR) (without title examination)

Brief description for the Index: Map I, Page 163E

Delinquent taxes, if any, to be paid by closing attorney upon disbursement of closing proceeds.

THIS DEED made this 5 day of October, 2020 by and between

GRANTOR	GRANTEE
Glandon Forest Equity, LLC, a North Carolina limited liability company	Vickers Land Company, LLC, a North Carolina limited liability company, a 68.569% undivided interest and Schley Shores, LLC, a North Carolina limited liability company, a 31.431% undivided interest
3825 Barrett Drive, Suite 100 Raleigh, NC 27609	3916 NC 751 Apex, NC 27523

Enter in appropriate block for each party: name, 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 Craven County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

None of the property herein conveyed includes the primary residence of a Grantor.

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Craven County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3612, Page 1096.

A map showing the above described property is recorded in Map Book I, Page 163E.

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:

1. 2020 prorata share of the ad valorem taxes.
2. Matters shown on recorded Map Book 12, Page 52.
3. Easement recorded in Book 773, Page 517

The remainder of this page is intentionally omitted.

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

Glandon Forest Equity, LLC,  
a North Carolina limited liability company

By: *GTB*  
George T. Barnes, Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

I have personal knowledge of the identity of the principal(s)  
 I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_

A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: George T. Barnes, Manager.

Date: 10-5-2020

*Sherrianne N. Hepps*  
Sherrianne N. Hepps, Notary Public  
(print name)

(official seal)



My commission expires: 3-15-2021

EXHIBIT A

## LEGAL DESCRIPTION

BEGINNING AT AN IRON REBAR IN THE NORTHERN RIGHT OF WAY OF E. SUNSET BOULEVARD (OLD U.S. 70), SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY BELONGING TO CHRISTOPHER RANDALL & DONNA POTTER (DEED BOOK 1662, PAGE 596) AND BEING FURTHER LOCATED N 65°44'39" W A DISTANCE OF 170.76 FEET FROM NGS MONUMENT "SUNSET"; THENCE ALONG THE RANDALL & POTTER EASTERN LINE N 26°25'42" E A DISTANCE OF 149.89 FEET TO A POINT BEING THE SOUTHEASTERN CORNER OF THE PROPERTY BELONGING TO DONNA POTTER (DEED BOOK 3546, PAGE 694); THENCE FOLLOWING THE POTTER LINE N 26°25'42" E A DISTANCE OF 9.12 FEET TO A POINT, THENCE CONTINUING ALONG THE POTTER LINE N 25°25'37" E A DISTANCE OF 34.85 FEET TO A POINT, THENCE STILL WITH THE POTTER LINE N 26°25'42" E A DISTANCE OF 6.51 FEET TO THE SOUTHWEST CORNER OF ANOTHER TRACT BELONGING TO DONNA POTTER (DEED BOOK 3546, PAGE 694); THENCE TURNING AND FOLLOWING THE SOUTHERN LINE OF SAID PARCEL S 74°19'24" E A DISTANCE OF 108.70 FEET TO AN IRON PIPE; THENCE CONTINUING S 74°00'47" E A DISTANCE OF 175.00 FEET TO AN IRON REBAR IN THE WESTERN RIGHT OF WAY OF MCCOY AVENUE; THENCE ALONG THE WESTERN RIGHT OF WAY OF MCCOY AVENUE S 26°06'58" W A DISTANCE OF 200.29 FEET TO AN IRON PIPE AT THE INTERSECTION OF MCCOY AVENUE AND E. SUNSET BOULEVARD (OLD U.S. 70); THENCE FOLLOWING THE NORTHERN RIGHT OF WAY OF E. SUNSET BOULEVARD N 74°00'47" W A DISTANCE OF 176.93 FEET TO AN IRON PIPE; THENCE CONTINUING N 74°19'24" W A DISTANCE OF 107.26 FEET TO THE POINT AND PLACE OF BEGINNING AND BEING THAT PROPERTY DESCRIBED AND DELINEATED ON THAT PLAT ENTITLED IN PART, "RECOMBINATION PLAT, GLANDON FOREST EQUITY, LLC," DATED MARCH 6, 2020, PREPARED BY JASON A. MIZELLE, PROFESSIONAL LAND SURVEYOR, WHICH PLAT IS RECORDED IN MAP BOOK 1, PAGE 163E, OF THE CRAVEN COUNTY PUBLIC REGISTRY, AND WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.