

4344,500/368,8145 = 11,780/A  
368,8145A.

Doc ID: 000013150004 Type: CRP  
Recorded: 04/28/2006 at 04:43:10 PM  
Fee Amt: \$8,712.00 Page 1 of 4  
Excise Tax: \$8,689.00  
Granville County, NC  
Kathryn Crews Averett Reg of Deeds  
BK 1145 PG 72-75

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$8689.00  
Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2006  
By: \_\_\_\_\_

Mail/Box to: ~~644444~~ MALCOLM E. HARRIS, P.A., P.O. BOX 1100, WAKE FOREST, NC 27588-1100

This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 10th day of March, 2006, by and between

GRANTOR	GRANTEE
<p>ALLSTON J. STUBBS, JR., TRUSTEE FOR THE ALLSTON J. STUBBS, JR. GRANVILLE COUNTY PROPERTY FAMILY TRUST, THOMAS MANGUM STUBBS, TRUSTEE FOR THE THOMAS MANGUM STUBBS, GRANVILLE COUNTY PROPERTY FAMILY TRUST, AND STANLEY LYON STUBBS, TRUSTEE FOR THE STANLEY LYON STUBBS GRANVILLE COUNTY PROPERTY FAMILY TRUST</p>	<p>James M. Adams, Sr. James D. Goldston III Jeffrey L. Ward STUBBS FARM 364, LLC Mailing Address: 818 South White Street Wake Forest, NC 27587</p>

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 City of \_\_\_\_\_, \_\_\_\_\_ Township, GRANVILLE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

DT 1145/76 East Carolina Farm Credit, ACA \$3,475,400  
Now Ag Carolina Financial due 5/1/2009

1145/85 Lender - Goldston Family Limited Liability Partnership 2  
#3 mil max  
orig 700,000

1145/93 Lender James M Adams, Sr.  
#3 mil max orig 171,031.73 Book: 1145 Page: 72 Seq: 1

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:

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

\_\_\_\_\_  
(Entity Name)

Allston J. Stubbs Jr. (SEAL)  
ALLSTON J. STUBBS, TRUSTEE FOR  
THE ALLSTON J. STUBBS, GRANVILLE  
COUNTY PROPERTY FAMILY TRUST

By: \_\_\_\_\_  
Title: \_\_\_\_\_

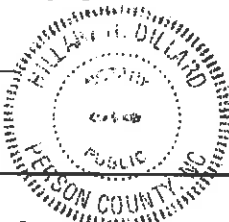
Thomas Mangum Stubbs (SEAL)  
THOMAS MANGUM STUBBS, TRUSTEE FOR  
THE THOMAS MANGUM STUBBS, GRANVILLE  
COUNTY PROPERTY FAMILY TRUST

Stanley Lyon Stubbs (SEAL)  
STANLEY LYON STUBBS, TRUSTEE FOR  
THE STANLEY LYON STUBBS GRANVILLE  
COUNTY PROPERTY FAMILY TRUST

State of NC County of DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that ALLSTON J. STUBBS, JR, TRUSTEE FOR THE ALLSTON J. STUBBS, JR GRANVILLE COUNTY PROPERTY FAMILY TRUST, either personally known to me or who produced valid identification, said identification being NCDL, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of March, 2006.

My Commission Expires: 03/02/2009

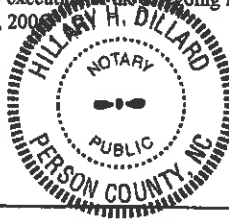


Hillary H. Dillard  
Printed Name: Hillary H. Dillard  
Notary Public

State of NC County of DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that THOMAS MANGUM STUBBS, TRUSTEE FOR THE THOMAS MANGUM STUBBS GRANVILLE COUNTY PROPERTY FAMILY TRUST, either personally known to me or who produced valid identification, said identification being NCDL, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of March, 2006.

My Commission Expires: 03/02/2009



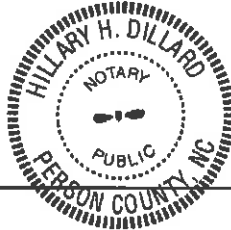
Hillary H. Dillard  
Printed Name: Hillary H. Dillard  
Notary Public

7u

State of NC County of DURHAM

I, the undersigned Notary Public of the County and State aforesaid, certify that **STANLEY LYON STUBBS, TRUSTEE FOR THE STANLEY LYON STUBBS GRANVILLE COUNTY PROPERTY FAMILY TRUST**, either personally known to me or who produced valid identification, said identification being NCDL, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of March, 2006.

My Commission Expires: 03/03/09



Hillary H Dillard  
Printed Name: Hillary H Dillard  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

**TRACT ONE:** Containing 116.01 acres located on the east side of Lyon Station Road and being all of Lot 1 as per plat and survey for Allston Stubbs *et. al.* dated January 10<sup>th</sup>, 2006 recorded in Plat Book 33, Page 122, Granville County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT TWO:** Containing 0.33 acres and being all of Lot 1A "Surveyor's Overlap" as per plat and survey for Allston Stubbs *et. al.* dated January 10<sup>th</sup>, 2006 recorded in Plat Book 33, Page 122, Granville County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT THREE:** Containing 53.34 acres and being all of the property as per plat and survey for Allston J. Stubbs, Jr. *et. al.* recorded in Plat Book 33, Page 123, Granville County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT FOUR:** Containing 164.77 acres more or less and being more particularly described as follows:

BEGINNING at a stake in the southern boundary of the Property of Linda Freeman (Deed Book 938, Page 920, Granville County Registry), said beginning point being located North 55° 00' 18" East 1,296.07 feet from a stake located in the eastern boundary of Lyon Station Road at the southwestern corner of the Property of Linda Freeman (Deed Book 719, Page 786, Granville County Registry) and running thence from said beginning point North 55° 00' 18" East 663.99 feet to a stake; thence North 5° 53' 39" West 402.14 feet to a stake; thence North 7° 24' 10" West 836.77 feet to a stake; thence North 7° 24' 56" West 835.70 feet to a stake; thence continuing North 7° 24' 56" West 57.37 to a stake in the southwest boundary of the property described as Tract 1 herein; running thence along and with the southwestern boundary of said Tract 1 South 59° 11' 03" East 659.98 feet to a stake; thence South 59° 40' 24" East 1,278.93 feet to a stake; thence North 76° 22' 55" East 1,546.39 feet to a stake; thence South 34° 04' 52" East 78.24 feet to a stake in the northwestern boundary of Interstate 85; thence along and with the northern and western boundary of Interstate 85 in a southerly direction South 30° 24' 16" West 291.88 feet to a R/W monument; thence continuing South 30° 25' 28" West 1,932.71 feet to a R/W monument; thence continuing South 33° 31' 24" West 556.18 feet to a R/W monument; thence continuing South 29° 08' 54" West 199.58 feet to an R/W monument; thence continuing South 35° 17' 37" West 761.52 feet to an R/W monument; thence South 37° 04' 23" West 42.73 feet to a stake; thence South 83° 09' 55" West 134.92 feet to a stake in the northern boundary of the Property of J.M. Manufacturing Co., Inc. (Deed Book 240, Page 426, Granville County Registry); thence continuing along and with said northern boundary, the following courses and distances, South 88° 43' 15" West 218.76 feet to a stake; thence South 88° 43' 33" West 234.41 feet to a stake; thence South 88° 43' 52" West 140.35 feet to a stake; thence South 88° 43' 14" West 232.90 feet to a stake; thence South 88° 49' 09" West 209.55 feet to a stake; thence along a new line North 00° 13' 05" East 430.69 feet to a stake; thence continuing along a new line North 19° 21' 39" West 963.74 feet to a stake the point and place of BEGINNING and being 164.77 acres more or less and being the major portion of Lot 1 as shown on plat entitled Property Surveyed for Allston Stubbs *et. al.* dated April 12, 2006 recorded in Plat Book 33, Page 121, Granville County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT FIVE:** Containing 31.3558 acres and lying on the east side of Interstate 85 and being all of Tract 2 as shown on Property of Allston J. Stubbs, Jr., Stanley L. Stubbs, and Thomas M. Stubbs as per plat and survey recorded in Plat Book 26 at Page 286, Granville County Registry to which plat reference is hereby made for a more particular description of same.

**TRACT SIX:** Containing 3.0087 acres and lying on the east side of Interstate 85 and being all of Tract 3 as shown on Property of Allston J. Stubbs, Jr., Stanley L. Stubbs, and Thomas M. Stubbs as per plat and survey recorded in Plat Book 26 at Page 286, Granville County Registry to which plat reference is hereby made for a more particular description of same.