

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,043.00
Parcel Identifier No: 015684
Mail/Box to: Grantee
This instrument was prepared by: Kilpatrick Townsend & Stockton, LLP (BFR) (without title examination)
Brief description for the Index: Lot 1, Map Book 2020, Page 76

Delinquent taxes, if any, to be paid by the closing attorney, Kennon Craver, PLLC, to the county tax collector 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 70.747% undivided interest and Schley Shores, LLC, a North Carolina limited liability company, a 29.253% 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 Franklin 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
US2008 and the terms of the submitter agreement with the Franklin County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2204, Page 1049.

A map showing the above described property is recorded in Map Book 2020, Page 76.

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. Easements to Carolina Power & Light recorded in Book 336, Page 90, Book 443, Page 224 and Book 666, Page 431.
3. Right of way agreement with the State Highway Commission recorded in Book 660, Page 431.

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: 
George T. Barnes, Manager

STATE OF NORTH CAROLINA

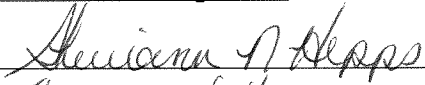
COUNTY OF Wake

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, Notary Public
(print name)

(official seal)



My commission expires: 3-15-2021

EXHIBIT A

LEGAL DESCRIPTION

LYING AND BEING IN LOUISBURG TOWNSHIP, FRANKLIN COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, CONTAINING 2.36 ACRES MORE OR LESS, AS SHOWN ON PLAT ENTITLED "MINOR SUBDIVISION FOR GLANDON FOREST EQUITY, LLC (CURRENT OWNER: LARRY C. AYSCUE) A 2.36 ACRE PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 1155, PAGE 1048" DATED FEBRUARY 5, 2020 AND PREPARED BY THE TIMMONS GROUP AND RECORDED IN MAP BOOK 2020, PAGE 76, FRANKLIN COUNTY REGISTRY AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF NC HIGHWAY 39 AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ROCKY FORD ROAD (SR 1239), SAID POINT ALSO BEING FURTHER LOCATED S 10°50'51" E A DISTANCE OF 143.21 FEET FROM NCGS MONUMENT "ROCKY" (N 884,606.48 FT, E 2,207,736.31 FT); THENCE ALONG THE WEST RIGHT OF WAY OF NC HIGHWAY 39 S 01°13'24" W A DISTANCE OF 280.59 FEET TO AN IRON REBAR AT THE PROPERTY OF JAMES CAMPBELL; THENCE TURNING AND RUNNING THE CAMPBELL LINE N 63°54'41" W A DISTANCE OF 400.00 FEET TO AN IRON REBAR; THENCE TURNING N 00°13'24" E A DISTANCE OF 155.35 FEET TO AN IRON REBAR; THENCE TURNING S 89°46'36" E A DISTANCE OF 156.43 FEET TO AN IRON REBAR; THENCE TURNING N 22°16'36" W A DISTANCE OF 82.69 FEET TO AN IRON REBAR; THENCE TURNING N 00°13'24" E A DISTANCE OF 18.61 FEET TO AN IRON REBAR; THENCE TURNING S 89°46'36" E A DISTANCE OF 159.36 FEET TO AN IRON REBAR IN THE SOUTH RIGHT OF WAY OF ROCKY FORD ROAD; THENCE FOLLOWING THE SOUTH RIGHT OF WAY OF ROCKY FORD ROAD S 37°05'56" E A DISTANCE OF 2.17 FEET TO A CONCRETE MONUMENT MARKING THE NC DEPARTMENT OF TRANSPORTATION SIGHT TRIANGLE; THENCE ALONG THE TRIANGLE S 27°21'36" E A DISTANCE OF 160.81 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.36 ACRES.