

FILED
Person County
Russell Jones
Tax Administrator



Doc No: 398193
Recorded: 12/22/2021 03:37:12 PM
Fee Amt: \$26.00 Page 1 of 5
Transfer Tax: \$3,660.00
Person County North Carolina
Tonya R. Wilson, Register of Deeds
BK 1106 PG 152 - 156 (5)

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Prepared by: James E. McNeill of Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC
No Title Search

Index Description: 2.73 acres, Plat Book 17, Page 806
Parcel ID: Out of Parcel ID: A37 23 that portion now identified as A 37 30
Stamps: \$3,660.00

Return to:
W. Andrew Fletcher
South Durham Law
6104 Fayetteville Road, Suite 105
Durham, NC 27713

SPECIAL WARRANTY DEED

THIS DEED made this 16th day of December, 2021 by and between:

GRANTOR	GRANTEE
PIONEER COMPANIES, LLC A North Carolina Limited Liability Company	GREGORY LOWRY PROPERTIES, LLC A North Carolina Limited Liability Company
2075 Juniper Lake Road West End, NC 27376	6104 Fayetteville Road, Suite 105 Durham, NC 27713

The terms Grantor and Grantee, as used herein, shall include said Parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby expressly acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Person County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" incorporated herein.

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This conveyance is made subject to (i) that certain Memorandum of Lease recorded in Book 1088, Page, 51, Person County Registry, (ii) matters disclosed on any map or plat referenced within the legal description; (iii) the lien for ad valorem property taxes for the year of this conveyance, to be prorated at closing and (iv) all matters set forth on the attached Exhibit "B" incorporated as if set forth herein.

This Deed was prepared without a review or examination of the above described property title and no opinions or representations are being made either expressly or impliedly by the drafter of this Deed.

The property conveyed herein does not contain the primary residence of the Grantor.

The property hereinabove conveyed was acquired by Grantor by Instruments recorded in the Person County Registry in Book 1085, Page 422.

TO HAVE AND TO HOLD the property described herein and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises, has the right to convey the same, Grantor has done nothing to impair such titled as he received, that Grantor will warrant and defend the title against the lawful claims of persons claiming by and through him except for the exceptions noted herein.

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

GRANTOR:

PIONEER COMPANIES, LLC

[Handwritten Signature]

(SEAL)

Name: Brian R. Clodfelter

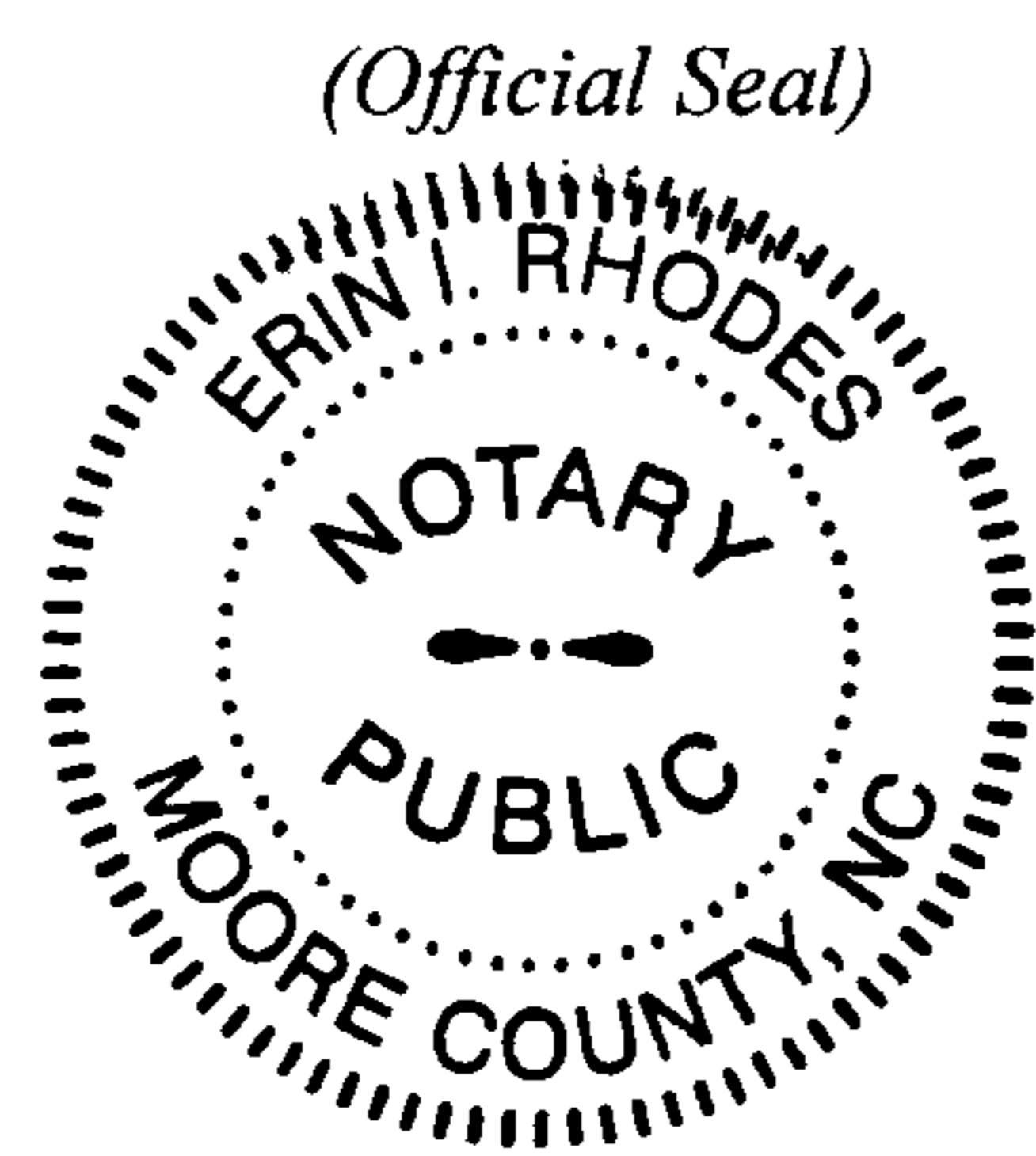
Title: Manager of Pioneer Companies, LLC

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Erin I. Rhodes, certify that the following person(s) personally appeared before me this day, and X I have personal knowledge of the identity of the principal(s) OR _____ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principle's photograph in the form of a _____ OR _____ a credible witness has sworn to the identity of the principle(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brian R. Clodfelter, Manager of Pioneer Companies, LLC.

Date: 12-10-2021

Erin I. Rhodes
Notary Public



My commission expires: 8-22-2022

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement; acknowledgement includes officer's signature, commission expiration date, official seal, if required.
[Handwritten Signature]
Tonya B. Wilson, Person County Register of Deeds

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Exhibit A

Lying and being situate in Person County, North Carolina, and being more particularly described as follows:

Beginning at an existing nail in the intersection of the centerlines of NC Highway 57 and Long Store Rd, running thence S 71 deg 40 min 53 sec W, a distance of 363.37 feet to a new nail set in the centerline of Longs Store Rd.; thence N 12 deg 18 min 07 sec W, a distance of 417.73 feet to a new rebar; thence N 77 deg 41 min 53 sec E, a distance of 228.10 feet to a new nail set in the centerline of NC 57; thence S 31 deg 39 min 32 sec E, a distance of 389.56 feet to a new nail set in the centerline of NC 57; thence S 31 deg 12 min 32 sec E, a distance of 12.79 feet to an existing nail, which is the point of beginning, having an area of 2.73 acres, all as shown on the map entitled "Subdivision Survey For Pioneer Companies, LLC", recorded 06/15/2021 in Book 17 Page 806 Person County Registry.

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Exhibit B
Permitted Exceptions

1. Public utility easements of record in customary form to serve the Property, provided, however, that said easements do not inhibit or impair the use of the Property as it exists on the date of recordation of this Deed.
2. Zoning ordinances, provided such ordinances do not prohibit or limit the use of the Property as it exists on the date of recordation of this Deed.
3. Rights of way of publicly maintained roads.
4. Restrictions, Easements and Covenants with Restrictions appearing of record in Book 1086, Page 86, Person County Registry.
5. Subject to matters shown on plats recorded in Plat Book 17, Page 806, Person County Registry.
6. Easement(s) to Duke Energy Progress, LLC recorded in Book 1036, Page 306, Person County Registry.
7. Easement(s) to Carolina Power & Light Company recorded in Book 45, Page 330; Book 55, Page 473 and Book 128, Page 16, Person County Registry.
8. Restrictions appearing of record in Book 912, Page 462, Person County Registry.

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