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START PAGE 0612
END PAGE 0615
INSTRUMENT # 06290
EXCISE TAX \$1,094.00

**Prepared by: THOMAS A. EARLS, ATTORNEY AT LAW
(without title examination or tax advise)
After recording mail to GRANTEE**

**Revenue Stamps: \$ \$1,094.00
Tax I.D. No(s): 9724 00 45 1590**

**STATE OF NORTH CAROLINA
COUNTY OF CHATHAM**

**SPECIAL WARRANTY
DEED**

THIS DEED, made this 14 day of April, 2021, by **KATHY CRANFORD THOMAS JUSTICE, unmarried**, whose address is 1728 Stonewood Drive, Winterville, NC 28590; and **TERRI T. JUSTICE, unmarried**, whose address is 1223 Cedar Creek Drive, Cary, NC 27513 (“Grantor”); to **PITTSBORO 30, LLC, a North Carolina limited liability company (“Grantee”)**, having a mailing address of 703 Quartz Crystal Place, Cary, NC 27519.

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 of that certain lot or parcel of land situated in Chatham County, North Carolina and more particularly described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART THEREOF

The property hereinabove described was acquired by Grantors through the Estates of Joseph Scott Justice, deceased, Estate File 17E0449, and Tommie C. Justice, deceased, Estate File 15E0443, Chatham County Clerk of Court.

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

Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Ad valorem taxes for 2021 and subsequent years;
- Restrictions as may appear on the public records in the Chatham County, North Carolina Registry;
- All general utility and service easements of record.

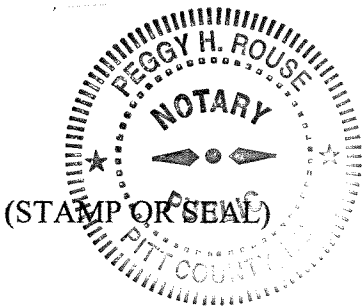
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kathy Cranford Thomas Justice (SEAL)
 KATHY CRANFORD THOMAS JUSTICE

STATE OF NORTH CAROLINA
 COUNTY OF Pitt

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that KATHY CRANFORD THOMAS JUSTICE, personally known to me or known to me by presentation of her NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this 14th day of April, 2021.



Peggy H Rouse
 Notary Public

Printed Name of Notary:

Peggy H Rouse

My commission expires: Feb 03, 2025

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

TERRI T. JUSTICE (SEAL)
TERRI T. JUSTICE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that TERRI T. JUSTICE, personally known to me or known to me by presentation of her NC Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument.

Witness my hand and seal, this 14 day of April, 2021.

Cheri Wood

Notary Public

Printed Name of Notary:

(STAMP OR SEAL)

Cheri Wood

My commission expires:

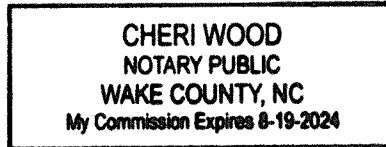


EXHIBIT "A"

Beginning at an existing iron pin (EIP) located at the Northeast corner of said Tract 1, said corner being also the southeast corner of the Michael D. Feezor property as record in Chatham County Registry Deed Book 369, Page 698 and in the line of Chatham Group Property LLC as recorded in the Chatham County Registry Deed Book 2078, Page 970: Thence with the line of Chatham Group Property LLC the following courses and distances: S06°56'58"W 1254.02' to an EIP thence S06°56'58"W 54.67' to the center of Long Branch Creek thence along the center of Long Branch Creek S66°31'25"E 26.29', S32°18'14"E 12.27', N80°39'14"E 52.40', N84°33'26"E 47.29', N01°33'31"E 33.23', N39°31'47"E 31.30', N05°50'25"W 19.60', N32°28'01"W 38.92', N37°24'15"E 16.26', N68°11'16"E 29.13', S75°10'07"E 17.55', N28°13'28"E 22.56', N79°23'10"E 53.47', S66°20'28"E 32.61', S48°15'20"E 30.87', S86°25'04"E 36.01', N28°26'42"E 55.84', N08°34'42"E 55.83', N10°56'35"W 72.80', N54°29'47"E 48.32' to the corner with the Scott Schultz & Diana Dodge property: Thence with the line of the Scott Schultz & Diana Dodge property S08°15'08"E 852.17' to an EIP & N81°44'49"E 765.53' to the centerline of NC Hwy 87: Thence with the centerline of NC Hwy 87 S03°20'45"E 203.39' to a point in the centerline of NC Hwy 87: Thence with the line of Lot 1 as recorded in Chatham County Registry Plat Book 2003, Pg. 187, S81°05'55"W 279.91' to an EIP & S05°59'02"E 260.08' to an EIP: Thence with the line of line of Lot 2 as recorded in Chatham County Registry Plat Book 2003, Pg. 187, the following courses and distance NS89°39'19"W 76.25', S10°40'55"W 208.07', S15°38'47"E 239.68', N68°24'23"E 220.90', N70°48'55"E 79.49' to point in the Right of Way of NC Hwy 87 thence N70°49'11"E 32.15' to the centerline of NC Hwy 87 N70°49'11"E 32.15': Thence with the centerline of NC Hwy 87 S01°31'17"E 361.35' to a point in the centerline of NC Hwy 87 a corner with Tract "C" of the Roy Hipple & Margrett Hipple Subdivision as recorded in Chatham County Registry Plat Book 2008, Pg. 412: Thence with the line of the Roy Hipple & Margrett Hipple Subdivision the following course and distances: S77°50'00"W 784.98' to an EIP, N17°11'15"W 856.82' to an EIP, N89°53'43"W 414.50'98' to an EIP, N23°24'19"W 167.70' to an EIP, N30°10'24"W 180.29' to an EIP, N08°19'00"W 285.00'98' to an EIP, N89°18'25"W 148.29' to an EIP, S87°04'12"W 155.61' to an EIP, S75°51'39"W 113.34' to an EIP, N47°14'22"W 101.19', N70°13'28"W 106.24' to an EIP, N22°57'00"W 158.64' to an EIP, N72°26'26"W 87.52' to an EIP, S85°29'42"W 327.34' to an EIP, N76°54'46"W 98.87' to an EIP, S80°43'49"W 195.30' to an EIP, S38°05'48"W 212.73' to an EIP, S67°12'28"W 127.54' to an EIP, S05°24'25"W 254.78' to an EIP, S10°09'15"E 837.39' to an EIP the southwest corner of Tract "E" of the Roy Hipple & Margrett Hipple Subdivision and a corner with the Bampton property as recorded in Chatham County Registry Plat Book 34, Pg. 4: Thence with the line of the Bampton property S58°02'38"W 602.80' to an EIP, the northeast corner of Lot 110 of the Bobcat Point Subdivision as recorded in Chatham County Registry Plat Book 2005, Pg. 226: Thence with the line of the Bobcat Point Subdivision N80°26'36"W 1414.57' to an EIP: Thence N22°14'48"E 24.21' to the center of Long Branch Creek: Thence with the center of Long Branch Creek and the line of Bobcat Point Subdivision as recorded in Chatham County Registry Plat Book 2001, Pg. 442 the following courses and distance: N85°29'01"E 124.83', S29°00'59"E 34.94', N07°30'36"E 93.00', S68°49'29"E 104.83', N04°11'01"E 116.95', N08°11'03"E 61.66', N69°05'27"E 42.05', N20°54'06"E 26.67', N72°09'12"E 92.32', S66°10'14"E 95.78', S28°00'57"E 33.39', S07°29'23"E 41.47', N67°40'23"E 45.04', S85°00'04"E 61.63', N57°01'53"E 20.14' to a point in the center of Long Branch Creek: Thence with the eastern line of Bobcat Point Subdivision as recorded in Chatham County Registry Plat Book 2001, Pg. 442, N16°38'01"W 1178.69' to an EIP in the center of Old Jones Road (abandoned), said corner being the southwest corner of the Michael D. Feezor property: Thence with the center of Old Jones Road and the southern line of Michael D. Feezor property the following course and distance: N69°15'07"E 121.54', N72°40'07"E 149.81', N60°30'07"E 113.78', N76°16'07"E 213.52', N69°37'07"E 347.44', N75°34'07"E 198.98', N79°19'07"E 163.65', N62°00'07"E 324.29', N71°58'07"E 205.50', N63°42'07"E 164.50', N68°43'07"E 302.03', N71°29'07"E 210.46', N68°33'07"E 144.85', N68°14'07"E 375.26', N54°26'07"E 354.81', N65°11'07"E 271.41', N61°09'52"E 215.78' to the point and place of beginning, containing 136.64 acres, more or less.

The above metes and bounds description is taken from Plat of Survey by Aiken & Yelle Associates, PA, Entitled "T.C. Justice Heirs Property", dated April 8th, 2021.