

410
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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 560.00

Parcel Identifier No. 9887-73-8604 Verified by re County on the ___ day of _____, 20___
By: _____

Mail/Box to: Grantee 1630 Weatherford Circle, Raleigh, NC 27604

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 2-3 Stephen W Johnson

THIS DEED made this 12th day of September 2019, by and between

GRANTOR	GRANTEE
S. Dillard Kirby and Jefferson W. Kirby, Co-Trustees of: The Residuary Trust Under Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust Agreement Dated May 5, 2008	Watershed Investments NC, LLC, a North Carolina limited liability company
ADDRESS: P.O. Box 151 Morristown, NJ 07963	ADDRESS: 1630 Weatherford Circle Raleigh, NC 27604-2382

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 Town of Hillsborough, Little River Township, Orange County, North Carolina and more particularly described as follows:

See Exhibit A - Legal Description and Exhibit B - Trust Certification

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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.

NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association

Submitted electronically by "Harriss & Marion, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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And the Grantor covenants with the 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, other than the following exceptions:

- 1. 2019 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Restrictions and easements of record.

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

S. Dillard Kirby (SEAL)
 S. Dillard Kirby, Trustee of The Residuary Trust Under Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust Agreement Dated May 5, 2008

Jefferson W. Kirby (SEAL)
 Jefferson W. Kirby, Trustee of The Residuary Trust Under Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust Agreement Dated May 5, 2008

~~STATE OF NORTH CAROLINA~~ New Jersey
 COUNTY OF Morris

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **S. Dillard Kirby as Trustee**

Date: 8/26/19

[Official Seal]

Linda M. D'Addario
 Notary Public

Print Name: Linda M. D'Addario

My commission expires: 8/18/24



~~STATE OF NORTH CAROLINA~~ New Jersey
 COUNTY OF Morris

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **Jefferson W. Kirby as Trustee**

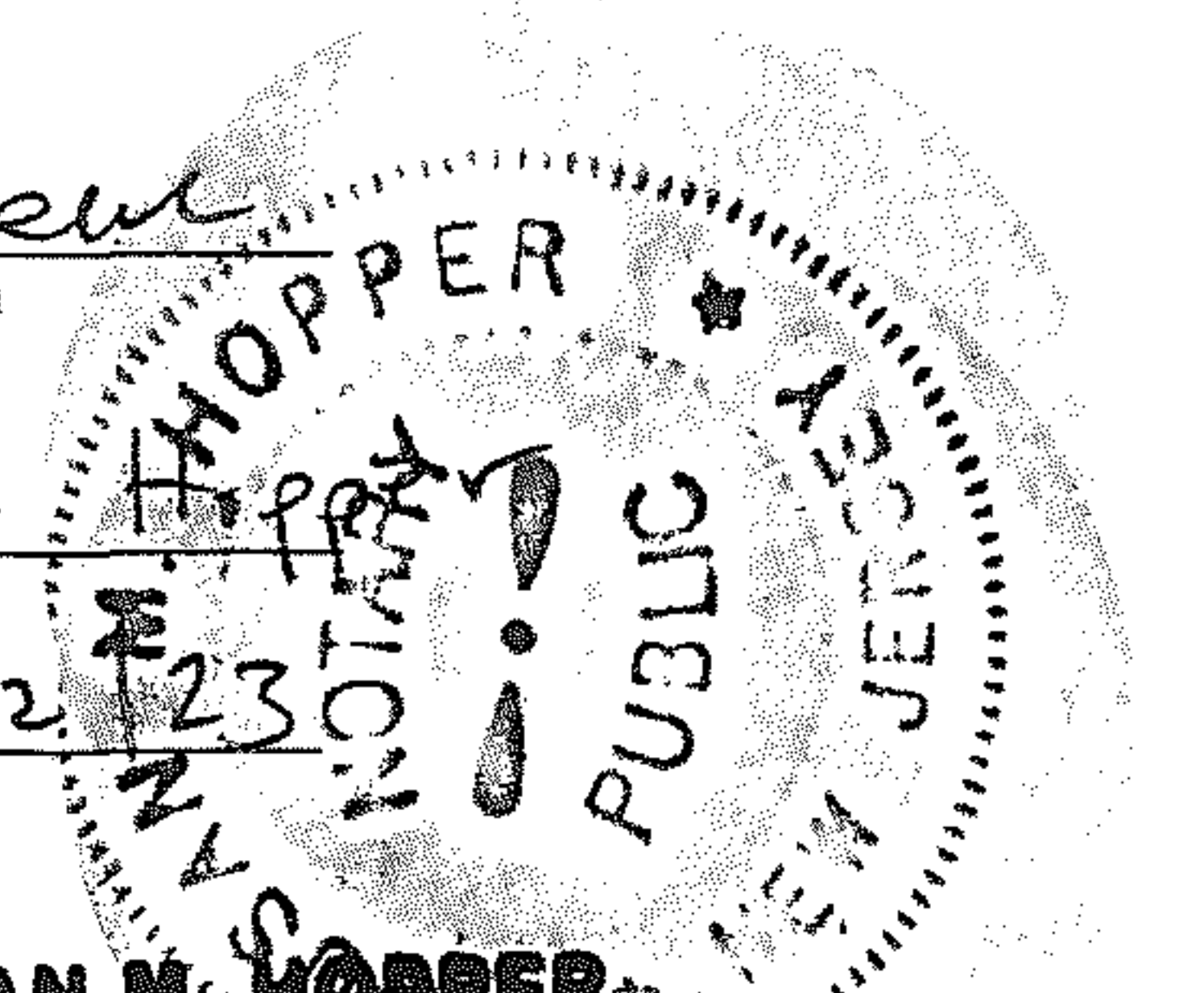
Date: 8/26/19

[Official Seal]

Susan M. Hopper
 Notary Public

Print Name: Susan M. Hopper

My commission expires: 4/12/23



SUSAN M. HOPPER
NOTARY PUBLIC OF NEW JERSEY
 Comm. # 2432578
 My Commission Expires 4/12/2023

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EXHIBIT A
Legal Description

TRACT ONE: BEGINNING at an iron stake set in the center of the right-of-way to Schley Road (SR 1548), said stake being located by measuring along the arc of a circle to the right having a radius of 894.39 feet and a distance of 293.39 feet from the northeast corner of a tract belonging to Stephen Wayne Johnson as described by deed recorded in Deed Book 436 at Page 311 of the Orange County Registry; running thence from said beginning point North 85° 14' 01" West 1422.30 feet to an iron stake in the western line of Kirby; thence with Kirby South 03° 40' 58" West 305 feet to a point cornered with Tract 3 on map hereinafter referred to; thence with Tract 3 South 85° 14' 01" East 1552.43 feet to a point in the center of the right-of-way to Schley Road; thence with the center of the right-of-way to Schley Road North 19° 15' 15" West 333.86 feet to the place and point of BEGINNING and being designated as Tract 2 containing 10.4124 acres according to plat of survey entitled "Property of Stephen W. Johnson" dated June 9, 1989 and revised December 19, 1991 by Robert A. Jones Land Surveying.

TRACT TWO: BEGINNING at a railroad spike set in the center of the right-of-way to Schley Road (NCSR 1548), the northeast corner of property of Ned Lloyd Johnson; running thence with Johnson North 84° 55' 56" West 922.22 feet to an iron stake corner with property of Kirby; thence with Kirby North 85° 25' 24" West 842.0 feet to an iron stake; thence with Kirby North 03° 40' 58" East 525 feet to a point; thence South 85° 14' 01" East 1552.43 feet to a point in the center of the right-of-way to Schley Road; thence with the center of the right-of-way to Schley Road the following courses and distances: South 19° 15' 15" East 390.39 feet to an iron stake and along the arc of the circle to the right having a radius of 1528.31 feet a distance of 181.72 feet to the place and point of BEGINNING and being designated as Tract # 3 containing 19.9970 acres according to plat entitled "Property of Stephen W. Johnson", dated June 9, 1989 and revised December 19, 1991 by Robert A. Jones Land Surveying.

TRACT ONE AND TRACT TWO have been combined to form the parcel identified as PIN 9887-73-8604 by Orange County Land Records.

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EXHIBIT B
Trust Certification
(as follows)

Unofficial Document

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Prepared by and return to: William T. Hutchins, Jr., Kennon Craver, PLLC, P.O. Box 51579, Durham, NC 27717


STATE OF NORTH CAROLINA
COUNTY OF ORANGE

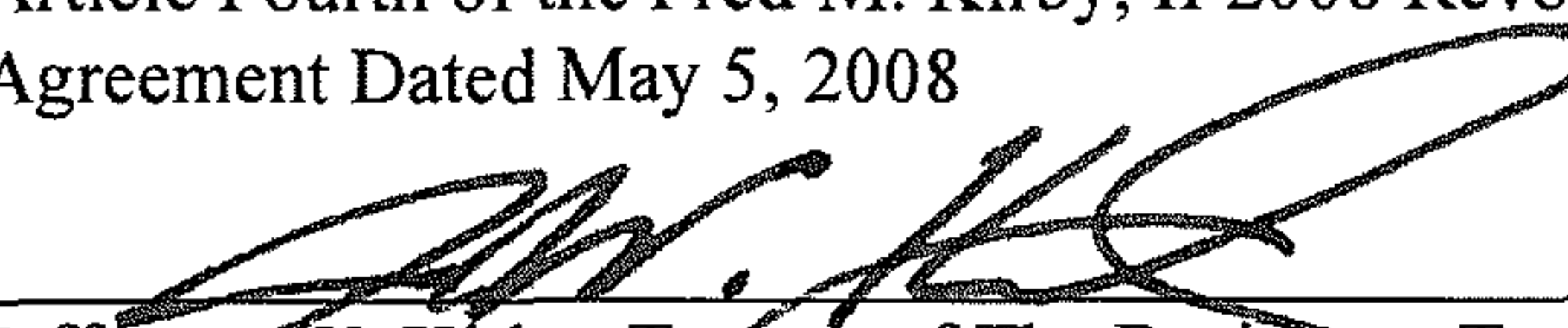
TRUST CERTIFICATION

The undersigned, being S. Dillard Kirby, Trustee and Jefferson W. Kirby, Trustee of: The Residuary Trust Under Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust Agreement Dated May 5, 2008 (the "Trust") hereby certifies the following pursuant to NC Gen. Stat. 36C-10-1013:

1. The Trust is currently in existence.
2. The Trust was established by the 2008 Revocable Trust Agreement Dated May 5, 2008
3. The names and address of the current Trustees is:

S. Dillard Kirby and Jefferson W. Kirby, Co-Trustees
P.O. Box 151
Morristown, NJ 07963
4. The Trustees are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to, NCGS 36C-8-815 and 36C-8-816) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): NONE
5. The Trust is irrevocable.
6. The taxpayer identification number for the Trust is _____
7. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.


 _____ (SEAL)
 S. Dillard Kirby, Trustee of The Residuary Trust Under
 Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust
 Agreement Dated May 5, 2008


 _____ (SEAL)
 Jefferson W. Kirby, Trustee of The Residuary Trust Under
 Article Fourth of the Fred M. Kirby, II 2008 Revocable Trust
 Agreement Dated May 5, 2008

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STATE OF ~~NORTH CAROLINA~~ New Jersey
COUNTY OF MORRIS

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **S. Dillard Kirby as Trustee**

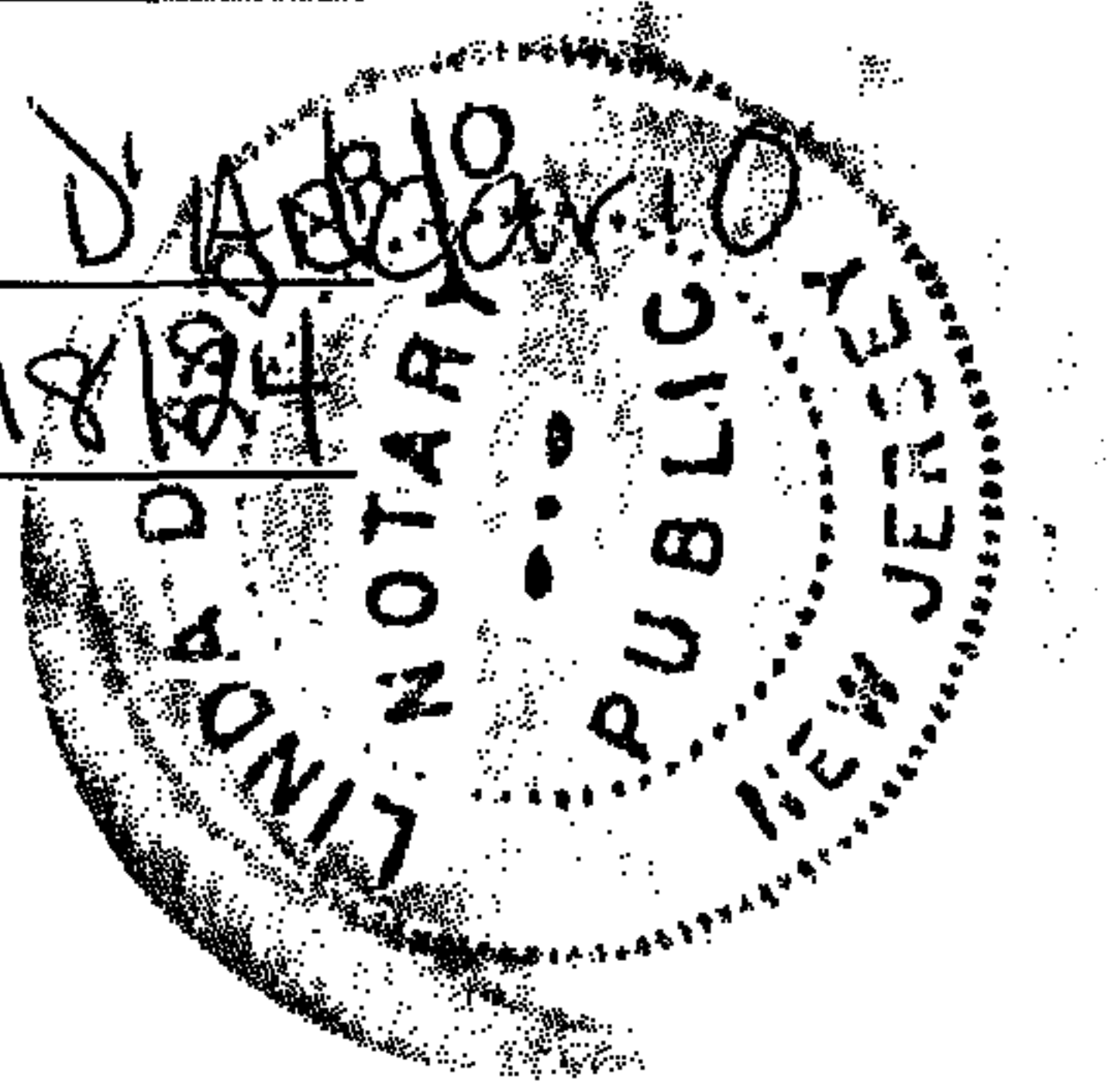
Date: 8/26/19

[Official Seal]

Linda M. D'Addario
Notary Public

Print Name: Linda M. D'Addario

My commission expires: 8/18/24



STATE OF ~~NORTH CAROLINA~~ New Jersey
COUNTY OF Morris

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **Jefferson W. Kirby as Trustee**

Date: 8/26/19

[Official Seal]

Susan M. Hopper
Notary Public

Print Name: Susan M. Hopper

My commission expires: 4/12/23



SUSAN M. HOPPER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2432578
My Commission Expires 4/12/2023

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