

BALDWIN TOWNSHIP WILLIAMS TOWNSHIP SCHEDULE B, PART II-EXCEPTIONS 23. DEED BOOK 405 PAGE 891 - DUKE POWER COMPANY TO CONSTRUCT AND MAINTAIN DI/ HIDDEN OAKS DRIVE NCSR # 1606 ELECTRIC LINES AND EQUIPMENT. (BLANKET EASEMENT). NOT A SURVEY MATTER. -w-w-w-w- 60' PUBLIC R/W ECM - EXISTING CONCRETE MONUMENT CSS - COTTON SPINDLE SET POPLAR STREET HIDDEN OAKS SUBDIVISION EXISTING IRON PIPE 24. NC HWY. 15-501 RIGHTS OF WAY PER NCDOT PROJECT 8.1520104 (PLOTTED). 2. NOT A SURVEY MATTER 60' PUBLIC R/W WATER EXISTING IRON STAKE P.S. 94 – 396 G - GAS LINE RB — EXISTING REBAR
CS — EXISTING COTTON SPIKE
PK — EXISTING PK NAIL S - SANITARY SEWER 25. PLAT BOOK 1 PAGE 86 - NO SPECIFIED EASEMENT WIDTHS PLATTED. (PLOTTED). 3. NOT A SURVEY MATTER W - WATER PLAT BOOK 12 PAGE 65 - US HWY. 15-501 RIGHT OF WAY & ABANDONED CENTERLINES EN — EXISTING NAIL ERS — EXISTING RAILROAD SPIKE E - ELECTRIC 4. NOT A SURVEY MATTER. OF OLD PITTSBORO & MT. GILEAD CHURCH ROADS. (PLOTTED). PS – IRON PIPE SET SS – IRON STAKE SET FH — FIRE HYDRANT 5. NOT A SURVEY MATTER. 26. DEED BOOK 790 PAGE 108 NCDOT RIGHT OF WAY TAKING FOR US HWY. 15-501 WM — WATER METER 6. NOT A SURVEY MATTER. STATE PROJECT 8.1520104. (PLOTTED). WV — WATER VALVE N 02°49'44"E) – SEWER CLEANOUT 27. DEED BOOK J-Z PAGE 499 BLANKET EASEMENT FOR CAROLINA POWER AND LIGHT COMPANY IT'S SUCCESSORS 7. NOT A SURVEY MATTER R/W - RIGHT OF WAY – TELEPHONE PEDESTAL AND ASSIGNS, THE RIGHT, PRIVILEGE TO CONSTRUCT, MAINTAIN AND OPERATE ELECTRIC TRANSMISSION. (NO WIDTH STATED). (BLANKET EASEMENT) CL - CENTERLINE UP - UTILITY POLF 8. PLAT BOOK 2019 PAGE 290 30' PRIVATE EASEMENT FOR ACCESS TO TRACT # B. (PLOTTED) EL – ELEVATION B.M. - BOOK OF MAPS PLAT BOOK 12 PAGE 65 - OLD ABANDONED ROAD BEDS & US 15-501. (PLOTTED) 28. US 15-501 VARIABLE WIDTH RIGHT OF WAY MONUMENTED PER NCDOT PROJECT 8.1520104. (PLOTTED) MH — MANHOLE .B. – PLAT BOOK BC - BACK OF CURB PLAT BOOK 31 PAGE 13 - 60' ACCESS EASEMENT AND A 30' ACCESS EASEMENT (PLOTTED) 29. PLAT BOOK 1 PAGE 86 UNSPECIFIED WIDTH OF HWY. 75 & OLD PITTSBORO ROAD. (PLOTTED) B — SET BACK P — EDGE PAVEMENT EXHIBIT A - PARCEL 6 PLAT BOOK 91 PAGE 167 — EXTENSION OF A 60'PRIVATE EASEMENT FOR ACCESS TO TRACT 1—A & 1—B (PLOTTED) 30. DEED BOOK 462 PAGE 400 RIGHT TO INSPECT, MAINTAIN OR REPAIR EXISTING SEPTIC FIELD. BASE FLOOD ELEVATION NCGS - NORTH CAROLINA GEODETIC SURVEY PLAT BOOK 90 PAGE 103 - 60' PRIVATE ROAD EASEMENT ACCESS TO TRACT 1. (PLOTTED) 31. DEED BOOK 789 PAGE 661 RIGHT OF WAY TAKING US HWY 15-501. NCDOT PROJECT 8.1520104. AS MONUMENTED. (PLOTTED) VICINITY MAP (no scale) FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY 9. DEED BOOK 556 PAGE 354 - 60' ACCESS EASEMENT SEE PLAT BOOK 90 PAGE 103 (PLOTTED) SDMH — STORM DRAIN MANHOLE TV — TELEPHONE VAULT 32. RIGHTS OF PARTIES IN POSSESSION. NOT A SURVEY MATTER. SSMH - SANITARY SEWER MANHOLE 10. DEED BOOK 569 PAGE 290 — CAROLINA POWER & LIGHT 30' RIGHT OF WAY GRANT 33. EASEMENTS, ACCESS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS DIST. - DISTURBED)-1) - OVERLAP AREA DI - STORM DRAIN DROP INLET TO CONSTRUCT AND MAINTAIN ELECTRIC SERVICE. (BLANKET EASEMENT) SETBACKS, RAILROADS, BURIAL GROUNDS, RIGHTS OF PARTIES IN POSSESSION, INTERESTS OR CLAIMS. GRAVEL DRIVE 5"4" EASEMENTS — TO THE BEST OF OUR KNOWLEDGE, ALL EASEMENTS THAT AFFECT THE PROPERTY ARE PLOTTED. 11. DEED BOOK 407 PAGE 891 - 325' DUKE ENERGY TRANSMISSION LINE RIGHT OF WAY ACCESS - POSIBLE CONTROLLED ACCESS TO US HWY. 15-501 PLEASANT GARDEN — PARKWOOD TRANSMISSION LINE. (PLOTTED) OVERLAPS — THERE ARE OVERLAPS ALONG THE SOUTHERN LINE (PLOTTED). 12. DEED BOOK 427 PAGE 842 — UNSPECIFIED WIDTH EASEMENT FOR INSTALLATION BOUNDARY LINE DISPUTES - POSSIBLE DISPUTES ON THE SOUTHERN LINE (PLOTTED) PARCEL # 2. I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER AREA - THE ACREAGE OF PARCELS 1-6 APPEAR TO SIMULAR TO THE DEED DESCRIPTIONS WITH EXCEPTIONS FOR US HWY. 15-501 RIGHT OF WAY. MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AND MAINTENANCE OF UTILITIES OVER AND ACROSS THE EXISTING ROADBED. (BLANKET EASEMENT) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHCH 13. DEED BOOK 509 PAGE 991 — MAINTENANCE OF THE EASEMENT PER DEED BOOK 427 PAGE 842 (BLANKET EASEMENT) EASEMENTS - TO THE BEST OF OUR KNOWLEDGE, ALL EASEMENTS THAT AFFECT THE PROPERTRY ARE PLOTTED. AND WERE PLATTED FROM INFORMATION AS REFERENCED HERON: THAT 14. DEED BOOK 2083 PAGE 768 DEFENCE OF TITLE AGANIST UNLAWFUL CLAIMS. NOT A SURVEY MATTER. DITCHES - DITCHES ARE PLOTTED. THE RATIO OF PRECISION AS CALCULATED WAS 1:15,000+ AND THAT THE GLOBAL NAVAGATION SATELLITE SYSTEM (GNSS) WAS USED TO CARTWAYS - ALL PATHS, TRAILS OR OTHER ACCESS POINTS ARE PLOTTED. 15. PLAT BOOK 2019 PAGE 290 30' PRIVATE EASEMENT FOR ACCESS TO TRACT # B. (PLOTTED) PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED: RAILROADS - NO RAILROAD WAS OBSERVED DURING THE SURVEY. PLAT BOOK 12 PAGE 65 — OLD ABANDONED ROAD BEDS & US 15-501. (PLOTTED) BURIAL GROUNDS - NO BURIAL GROUNDS WERE OBSERVED DURING THE SURVEY. POSITIONAL ACCURACY : ___0.02'

TYPE OF GPS FIELD PROCEDURE : __RTK_____ PLAT BOOK 31 PAGE 13 - 60' ACCESS EASEMENT AND A 30' ACCESS EASEMENT (PLOTTED) RIGHTS OF PARTIES IN POSSESSION — NOT A SURVEY MATTER. PLAT BOOK 91 PAGE 167 — EXTENSION OF A 60'PRIVATE EASEMENT FOR ACCESS TO TRACT 1—A & 1—B (PLOTTED) INTEREST OR CLAIMS — NOT A SURVEY MATTER DATES OF SURVEY : MARCH 2022, FEBRUARY 2024 PLAT BOOK 90 PAGE 103 - 60' PRIVATE ROAD EASEMENT ACCESS TO TRACT 1. (PLOTTED) DATUM/EPOCH : _____NAD 83 2011 _____ 34. NO NAVIGABLE STREAM OR WATER FRONT AREAS OBSERVED. PLAT BOOK 37 PAGE 18 - LOT # 1 IS PART OF TRACT "B", DRIVE DOES NOT AFFECT TRACT "B" (PLOTTED) PUBLISHED/FIXED-FIXED CONTROL USE : __VRS______ 35. AREA AS DEPICTED ON THE ALTA SURVEY MATCHED WITHIN REASON, THE REFERENCED DEEDS OF RECORD. GEOID MODEL : __2018 ______ COMBINED GRID FACTOR : __0.9999272 ______ 16. DEED BOOK 556 PAGE 354 DECLARATION OF A 60' EASEMENT. (PLOTTED) 36. THE PROPERTY LINES FOLLOW MAPPED CENTERLINES OF OLD MT. GILEAD CHURCH ROAD DEED BOOK 574 PAGE 145 - DECLARATION OF EASEMENT SEE PLAT BOOK 91 PAGE 167 (PLOTTED). UNITS: _____US_SURVEY_FOOT_____ AND OLD PITTSBORO ROAD. SCALED RIGHT OF WAY OF BOTH ABANDONED ROADS D.B. 656 PG. 39 P.S. 94–469 D.B. 1952 PG. 3 17. DEED BOOK 569 PAGE 290 - 30' CAROLINA POWER & LIGHT EASEMENT TO CONSTRUCT AND IS 60'. 1/2 OF THE 60' RIGHT OF WAY'S ON THE PROPERTY. (PLOTTED) MAINTAIN ELECTRIC LINES AND EQUIPMENT. (BLANKET EASEMENT). P.S. 12 PG. 65 37. NOT A SURVEY MATTER. AKPAR # 18750 18. DEED BOOK 407 PAGE 891 - 325' DUKE ENERGY TRANSMISSION LINE RIGHT OF WAY 38. US HWY.15-501 IS A PUBLIC ROAD RIGHT OF WAY. (PLOTTED) ZONED CD-CC OAK ISLAND DRIVE IS A JOINT USE PRIVATE ACCESS EASEMENT. (PLOTTED) PLEASANT GARDEN — PARKWOOD TRANSMISSION LINE. (PLOTTED). AREA BY COORDINATES CALCULATIONS. "EXHIBIT A — PARCEL 6 30' PRIVATE EASEMENT PER PLAT BOOK 31 PAGE 13 IS A JOINT USE PRIVATE EASEMENT. (PLOTTED) 19. DEED BOOK 427 PAGE 842 - UNSPECIFIED WIDTH EASEMENT FOR INSTALLATION THIS PROPERTY IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. 30' PRIVATE EASEMENT PER PLAT BOOK 2019 PAGE 290 IS A JOINT USE PRIVATE EASEMENT. (PLOTTED) AND MAINTENANCE OF UTILITIES OVER AND ACROSS THE EXISTING ROADBED. (BLANKET EASEMENT). FEMA MAP # 3710977500K; ZONE X; EFF; DATE 11/17/2017. EXISTING SOIL PATH CROSSING TRACTS A & B APPEARS TO BE AN OLD ACCESS PATH 20. DEED BOOK 509 PAGE 991 - MAINTENANCE OF THE EASEMENT PER DEED BOOK 427 PAGE 842 SUBJECT TO ABOVE AND UNDERGROUND UTILITIES AND OR EASEMENTS OF TO AND FROM ADJOINING PROPERTIES NORTH AND SOUTH OF THE PROPERTY. (PLOTTED) 21. PLAT BOOK 12 PAGE 65 - US HWY. 15-501 RIGHT OF WAY AND THE ABONDONED CENTERLINES ORIGINAL SURVEY CONDUCTED APRIL 6, 2022 AND RE-SURVEY OF OLD PITTSBORO & MT. GILEAD CHURCH ROADS. (PLOTTED) CONDUCTED ON FEBRUARY 9, 2024. 22. DEED BOOK 787 PAGE 857 - NCDOT RIGHT OF WAY TAKING FOR US 15-501 STATE PROJECT OLD PITTSBORO ROAD HAS A VISABLE ROADBEAD THAT HAS BEEN ABANDONED 8.1520104 (PLOTTED). AND IS NO LONGER IN USE. OLD LYSTRIA CHURCH ROAD aka. MT. GILEAD CHURCH ROAD HAS A VISABLE ROADBEAD THAT HAS BEEN ABANDONED AND IS NO LONGER IN USE. NO RECENT GRADING OR EARTH WORK WAS OBSERVED DURING THE SURVEY. THE ONLY PUBLIC RIGHT OF WAYS IN USE AT THE TIME OF THE SURVEY WAS US HWY. 15-501. US HWY. 15-501 IS MONUMENTED. RIGHT OF WAY VARIES THROUGH THE PROPERTY. EXHIBIT A - PARCEL 6 JOHN & MARION HAYWOOD D.B. 466 PG. 58 CROWN ESTATE HOLDING LLC D.B. 1894 PG. 122 P.S. 2001–123 LEGAL DESCRIPTION # 2
EIP DEED LINE D.B. 411 PG. 99 744.63'____ N - 754,925.547 E - 1,974,079.087 — 15'GRAVEL DRIVE N 89°28'41"E 602.11' EXHIBIT A - PARCEL 3 N 89°29'20"E L EXHIBIT A - PARCEL 2 EXHIBIT A - PARCEL 2 P.B. 37-18 E-8, E-15, E-16 JOEY & TARA BASS D.B. 2274 PG. 240 P.S. 91 — 167 ZONED R—1 JOEY & TARA BASS D.B. 2274 PG. 240 P.S. 91 - 167 LINE PER P.B. 37-18 HERNDON FARMS ONE LLC E-8, E-15, E-16

E-8, E-15, E-16

E-8, E-15, E-16

D.B. 688 PG. 930 D.B. 2083 PG. 768 P.S. 2019-290 AKPAR # 93852 EXHIBIT A - PARCEL 2 BRIAR CHAPEL C.A. D.B. 1436 PG. 106 P.S. 2009–27 10.013 ACRES EXISTING 30' PRIVATE EASEMENT "EXHIBIT A - PARCEL 1" P.S. 2019-290 EXHIBIT A — PARCEL 2 N 89°23'49"E 649.84' S 89°23'38"W 349.24' 33.938 ACRES JAMES B. RIGGSBEE D.B. 596 PG. 222 P.S. 12 - 65 INCLUDING EASEMENTS JAMES B. RIGGSBEE D.B. 1952 PG. 352 D.B. 411 PG. 99 ZONED CD-CC EXHIBIT A - PARCEL "EXHIBIT A - PARCEL 2" AKPAR # 2752 0.013 ACRE 0.003 ACRE 0.001 ACRE P.S. 12 PG. 65 AKPAR # 18897 EXHIBIT A - PARCEL 2 44.507 ACRES TRACTS A & B 436.68' N 88°34'47"W N 88°33'07"W ZONED CD-CC "EXHIBIT A - PARCEL 3 OVERLAP N 89°22'05"W 608.28' HOYT COLLINS D.B. 656 PG. 39 P.S. 94—469 EIS N 89°23'01"W EIS N 89°24'15"W₂
3.60'N 132.30' 2.81'N 289.26' BRIAR CHAPEL C.A. D.B. 1436 PG. 106 P.S. 2009–27 1901.90' PROPERTY LINE BRIAR CHAPEL C.A., INC P.S. 2000–29 D.B. 1436 PG. 106 WILLIAM & BARBARA GRIFFIN D.B. 470 PG. 848 MICHAEL S. BISHOP P.S. 31-13 D.B. 820 PG. 53 EXHIBIT A - PARCEL 4 NNP BRIAR CHAPEL LLC P.S. 2015 PG. 268 D.B. 1198 PG. 510 JAMES B. RIGGSBEE D.B. 657 PG. 439 WILLIAM & BARBARA GRIFFIN D.B. 462 PG. 437 5.988 ACRES ALTA LAND TITLE SURVEY PERMANENT DRAINAGE EASEMENT CALLS A PORTION OF THE 8.75 ACRE TRACT P.S. 1 – 86 COMMITMENT NO. NCS-1201538-CHAR L-1 S 18°29'52"E 74.70' L-2 S 18°20'08"E 44.29' L-3 S 71°46'45"W 40.65' L-4 N 38°47'47"W 28.04' L-5 N 52°05'32"E 53.55' EXHIBIT A - PARCEL 3 -SUMMIT CHURCH — A NORTH CAROLINA NON-PROFIT CORPORATION 9780 US 15-501 N, CHAPEL HILL, NC 27517 DEED BOOK 411 PAGE 99 DEED BOOK 1952 PAGE 352 To : The Summit Church — Homestead Heights Baptist Church, Inc., a North Carolina LEGAL DESCRIPTION #2 non-profit corporation DEED BOOK 596 PAGE 222 LEGAL DESCRIPTION # 1 First American Title Insurance Company National Commercial Services BEGINNING at an existing iron pipe on the western side of U.S. Highway 15—201, a variable width public right of way, having NC Grid Coordinates of N — 754,925.547, E — 1,974,079.087 NAD 83 2011 KEITH ALLEN RUTH WILLIAMS D.B. 17E-410 BEGINNING at an existing iron stake on the eastern side of U.S. Highway 15-201, a variable width THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH DEED BOOK 2083 PAGE 768 public right of way, having NC Grid Coordiantes of N — 753,782.676, E — 1,974,625.170 NAD 83 2011 IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD Thence the following calls along the western right of way of U.S. Highway 15—501: DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS." JOINTLY Thence the following calls along the eastern right of way of U.S. Highway 15—501: North 20 degrees 17 minutes 04 minutes West — 11.13 feet to a disturbed concrete monument; North 08 degrees 35 minutes 19 minutes West — 116.80 feet to a concrete monument; South 17 degrees 44 minutes 11 minutes East — 167.88 feet to an existing iron pipe; N 20°17'04"W ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021 SURVEY STANDARDS South 18 degrees 22 minutes 58 minutes East - 268.24 feet to an existing iron pipe; AND INCLUDES TABLE A ITEMS 1-20 THEREOF. PERSUANT TO THE ACCURACY South 18 degrees 03 minutes 07 seconds East — 45.95 feet to an existing iron stake STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF lorth 23 degrees 27 minutes 08 seconds West — 213.98 feet to a disturbed concrete monument; Thence leaving said right of way, South 04 degrees 35 minutes 27 seconds West — 200.00 feet to a 24 THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL North 18 degrees 16 minutes 35 seconds West — 196.84 feet to an existing iron pipe; OPINION. AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA North 18 degrees 15 minutes 52 seconds West - 229.45 feet to a disturbed concrete monument; Thence North 89 degrees 43 minutes 22 seconds West — 1901.90 feet to an existing stone corner; North 16 degrees 28 minutes 51 seconds East — 40.19 feet to a concrete monument; Thence South 00 degrees 55 minutes 42 seconds West - 168.32 feet to an existing iron pipe; THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 1: 15,000+ FEET. North 19 degrees 37 minutes 24 seconds West — 130.93 feet to a disturbed concrete monument; Thence North 88 degrees 23 minutes 02 seconds West - 152.12 feet to an existing iron pipe; WILLIAMS & BALDWIN TOWNSHIPS North 34 degrees 53 minutes 33 seconds West — 68.94 feet to a concrete monument having NC Grid Thence North 01 degrees 34 minutes 53 seconds East — 245.99 feet to an existing iron pipe DATE : __02/09/2024_____ SIGNED ____ Thence North 88 degrees 34 minutes 47 seconds West - 436.68 feet to an existing iron pipe; Coordinates of N - 754,728.127, E - 1,974,313.060: CHATHAM COUNTY - NORTH CAROLINA Thence North 88 degrees 33 minutes 07 seconds West - 744.674 feet to an existing iron pipe; North 18 degrees 40 minutes 36 seconds West — 92.95 feet to a disturbed concrete monument; NCPLS # 3040 Thence North 00 degrees 38 minutes 19 seconds West - 573.37 feet to an existing iron stake; North 17 degrees 14 minutes 10 seconds West — 196.37 feet to a disturbed concrete monument; SCALE : 1" = 100' - FEBRUARY 6, 2024Thence North 89 degrees 29 minutes 20 seconds East - 744.18 feet to an existing iron pipe; North 06 degrees 19 minutes 40 seconds West - 35.91 feet to an existing iron pipe; North 05 degrees 50 minutes 07 seconds West — 313.27 feet to a concrete monument; Thence North 89 degrees 28 minutes 22 seconds East — 57.58 feet to an existing iron pipe; I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. L—3040, CERTIFY: orth 19 degrees 43 minutes 52 seconds West — 129.30 feet to a concrete monument; Thence North 89 degrees 28 minutes 41 seconds East — 602.11 feet to an existing iron pipe; North 00 degrees 31 minutes 15 seconds West — 322.35 feet to a disturbed concrete monument; Thence South 87 degrees 42 minutes 35 seconds East — 1178.89 feet to an existing iron stake; Thence South 89 degrees 46 minutes 04 seconds East — 521.51 feet to an existing iron pipe, the point of North 01 degrees 41 minutes 24 seconds East - 280.74 feet to an existing iron pipe; THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. hence leaving said right of way, North 86 degrees 43 minutes 26 seconds East — 443.47 feet BEGINNING, containing 43.951 Acres +/- net, and being two tracts as described in Deed Book 596__________ 222 and Deed Book 2083 Page 768. Chatham County Register of Deeds. Subject to easements Thence North 86 degrees 00 minutes 21 seconds East — 400.00 feet to an existing iron pipe; and rights of way of record. Property located on the western side of U.S. Highway 15-501. VICKERS ROAD REVISIONS: 02/16/2024 PER 1st REVIEW. Thence South 00 degrees 31 minutes 51 seconds East — 1112.13 feet to an existing iron pipe; VARIABLE WIDTH PUBLIC R/W BENTON W. DEWAR AND ASSOCIATES A SINGLE, LEGAL DESCRIPTION OF LEGALLY RECORDED Thence North 89 degrees 39 minutes 07 seconds East — 508.67 feet to a bent existing iron pipe; There is EXCEPTED, however, from this property, 2 lots conveyed to Joey & Tara Bass, Deed Book _____ SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED PROFESSIONAL LAND SURVEYOR Thence along the centerline of the abandoned Old Mt. Gilead Church Road, South 00 degrees 02 2274 Page 240. Both lots contain 3.829 acres. TO A NEW OWNER BY DEED IN IT'S EXISTING CONFIGURATION. minutes 32 seconds West —1482.10 feet to an existing iron pipe; 5920 HONEYCUTT ROAD Thence along the centerline of the abandoned Old Pittsboro Road, North 44 degrees 27 minutes 16 HOLLY SPRINGS, NC 27540 seconds West — 274.74 feet to an existing iron pipe; Commencing at an existing iron pipe on the western right of way of U.S. 15—501 having NC Grid Thence along said abandoned centerline, North 43 degrees 00 minutes 04 seconds West - 360.78 feet to PH. # (919)-552-9813 BENTON W. DEWAR NCPLS 3040 Coordinates of N - 754,925.547, E - 1,974,079.087: an existing iron pipe; Thence South 88 degrees 24 minutes 08 seconds West - 1159.82 feet to an existing iron pipe on the Thence leaving said abandoned centerline, South 64 degrees 18 minutes 01 seconds West — 338.43 feet an existina iron stake: Thence South 00 degrees 10 minutes 21 seconds East - 292.89 feet to an existing iron pipe: I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER Thence South 64 degrees 18 minutes 01 seconds West -157.65 feet to an existing iron stake, the point Thence South 89 degrees 19 minutes 15 seconds West — 197.33 feet to an existing iron pipe; MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION DEED BOOK SEE PAGE TITLE MAP # PAGE PAGE;
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN Thence South 89 degrees 22 minutes 49 seconds West - 349.29 feet to an existing iron pipe; of BEGINNING, containing 50.495 Acres +/-, and being Tracts A & B recorded in Deed Book 411 Thence North 00 degrees 51 minutes 30 seconds East — 320.38 feet to an existing iron pipe; Page 99, Deed Book 1952 Page 352 and also a Tract recorded in Deed Book 657 Page 439. Chatham Thence South 87 degrees 44 minutes 30 seconds East — 541.33 feet to an existing iron pipe, the point of FROM INFORMATION FOUND IN DEED MAP BOOK _____ PAGE ____;
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS County Register of Deeds. Property located on the eastern side of U.S. Highway 15—501. BEGINNING, containing 3.829 Acres +/-, and being two tracts as described in Deed Book 2274 Page 240. Chatham County Register of Deeds. Access to said tracts recorded in 427 Page 842, Deed Book __1:15,000+_____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE 509 Page 991 and Plat Slide 2019 Page 290. Chatham County Register of Deeds. WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATRUE,

LICENSE NUMBER AND SEAL THIS 9th DAY OF FEBRUARY, A.D. 20_24_

BENTON W. DEWAR, NCPLS - 3040

HERNDON\14A\600

SR 1717

1xdt y Way BK789 P6 661

GUNN & MESSICK, Attorneys at Law, Pittsboro, North Carolina 27312 PREPARED BY: NORTH CAROLINA, CHATHAM COUNTY Book 411 Page 99

THIS DEED, MADE AND ENTERED INTO THIS THE 31 DAY OF

January . 19 78 . BY AND BETWEEN

J. BUNN RIGGSBEE and wife, LESSIE Y. RIGGSBEE

PARTY OF THE FIRST PART AND

JAMES BUNN RIGGSBEE, 10913 Osprey Drive, Pineville, North Carolina

PARTY OF THE SECOND PART. WITNESSETH:

THAT THE SAID PARTY OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER GOOD, VALUABLE AND SUFFI-CIENT CONSIDERATIONS, PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES BARGAIN, SELL AND CONVEY UNTO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND

Williams Assigns all that certain tract or parcel of land in More particularly described as follows:

TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA, AND

BEGINNING at an iron pipe, southwest corner of Howard T. Bennett property and BEGINNING at an iron pipe, southwest corner of Howard T. Bennett property and running thence along and with his line North 4 degrees 52 minutes East 1,106 feet to an iron pipe, southeast corner of Runa Burnette property; thence along and with her southern line North 88 degrees 43 minutes West 906.4 feet to an iron pipe in the eastern margin of the right of way of U. S. Highway 15-501, thence along and with the eastern margin of the right of way of said highway South 5 degrees 57 minutes West 560.7 feet, thence South 0 degrees 26 minutes East 157.2 feet; thence South 0 degrees 8 minutes East 96.8 feet to an iron stake in the centerline of the Old Pittsboro Road where the same intersects the eastern right of way line of Highway 15-501; thence along and with the centerline of said old road South 19 degrees 58 minutes East 239 feet, thence South 15 degrees 33 minutes East 113 feet to the northeast corner of the Shelton Merritt property; thence about North 88 degrees East approximately 750 feet to the point or place of BEGINNING, and containing 20 acres, more or less. feet to the point or place of BEGINNING, and containing 20 acres, more or less.

This description is taken from a plat of "Dower of Mrs. Emma Riggsbee" prepared by William G. Joyner, R.S. November 12, 1969, reference to which is hereby made for a more particular description.

THE ABOVE DESCRIPTION			
TO NAME AND -	PROPERTY WAS CONVEYED TO GRANTOR BY DEED RECORD	ED IN BOOK, PAGE	
TO THE BAID PARTY AND THE SAID PARTY	HOLD THE AFORKSAID TRACT OR PARCEL OF LA OF THE SECOND PART AND HIS HEIRS AND ASSIG Y OF THE FIRST PART DOES COVENANT THAT HE IS MPLE: THAT THE SAME ARE FREE FROM ENCLUMED	ND AND ALL PRIVILEGES AND APPURTENANCE	SES THEREUNTO BELONGING
THE SAME IN FEE S.	OF THE SECOND PART AND HIS HEIRS AND ASSIGN OF THE FIRST PART DOES COVENANT THAT HE IS IMPLE: THAT THE SAME ARE FREE FROM ENCUMBRITLE TO THE SAME AGAINST THE CLAIMS OF ALL PREIN. THE SINGULAR NUMBER SHALL INCLUDE TO ALL BEINGULAR NUMBER SHALL INCLUDE TO ALL GENDERS. AS THE CONTEXT MAY INT	SEIZED OF SAID PREMISES IN FEE SIMPLE AND ANCES EXCEPT AS SET FORTH ABOVE: AND T	FORTH ABOVE.
SHALL BE APPLICAS	TLE TO THE SAME AGAINST THE CLAIMS OF ALL PERSONS THE SINGULAR NUMBER SHALL INCLUDE TO ALL GENDERS, AS THE CONTEXT MAY INC.	HE PLURAL, THE PLURAL THE SINGULAR, AN	D THE USE OF ANY GENDER
WRITTEN.	HEREOF THE SAID PARTY OF THE FIRST PART	HAS HEREUNTO SET HIS HAND AND SEAL THE	DAY AND YEAR FIRST AROUS
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	(SEAL)	J. BINN RICESBER	(BEAL)
	(OFAL)	Xenny 71	/
		LESSIE Y RIGGSBEE	(SEAL)
		77	
ECA L. MIC	STATE OF NORTH CAROLINA COUNTY OF	Chattan	_
SEN	Melucia D. Thill	LECKNOTARY PUBLIC OF SAID COUNTY	. DO HEREBY CERTIFY THAT
NOTARY	J. BUNN RIGGSBEE an	nd wife, LESSIE Y. RIGGSB	EE
PUBLIC / C	GRANTUR, PERSONALLY APPEARED BEFORE ME T DEED.	THIS DAY AND ACKNOWLEDGED THE DUE THE	CUTION OF THE FOREGOING
Minister.	WITNESS MY HAND AND NOTARIAL SEAL.		Admises 78
(HOTARY BEAL HERE)	MY COMMISSION EXPIRES: 10-1-19	NOTARY PUBLIC	Ditchell
•	STATE OF	COUNTY OF	
	1,		
		. A NOTARY PUBLIC OF SAID COUNTY,	DO HEREBY CERTIFY THAT
	GRANTOR BERGONALLY ADDRESS		
	GRANTOR, PERSONALLY APPEARED BEFORE ME T DEED.	HIS DAY AND ACKNOWLEDGED THE DUE EXEC	UTION OF THE FOREGOING
	WITNESS MY HAND AND NOTARIAL SEAL. 1	HIS THE DAY OF	. t9
(NOTARY SEAL HERE)	MY COMMISSION EXPIRES:		
TATE OF NORTH	AROLINA—COUNTY OF CHAIHAM	NOTARY PUBLIC	(SEAL)
THE FOREGOING	CERTIFICATE (S) OF Rehead T MA	toboll	
NOTARY (OR NOTARI	ES) PUBLIC OF THE DESIGNATED GOVERNMENTAL	CUGTT	
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leet Barber	Reddish	E COUNTY IN BOOK OF DEEDS NO. 411	PAGE OO
·	EGISTER OF DEEDS), 0, . ; ('A	77 /DEDUTY
		CALYALE - N. P.DK	

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REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.

10691

800x 657 PAGE 439

Excise Tax		Recording Time, Book and Page	
Tax Lot No.		Parcel Identifier No.	
Verified by	County on	the day of	10
by	,		*****************
Mail after recording to Grantee	e. 3308 Champaign Str	eet, Charlotte, N.C. 28210	
This instrument was prepared by	Robert L. Gunn, Att	orney at Law, Pittsboro, NC	
Brief description for the Index			
· · · · · · · · · · · · · · · · · · ·		ERAL WARRANTY DEED	
GRANTOR		GRANTEE	
I ECCTE VOING DEGGES			

LESSIE YOUNG RIGGSBEE, widow

JAMES B. RIGGSBEE

3308 Champaign Street
Charlotte, NC 28210

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

BEGINNING at Rocks and Pointers on the East side of the old Pittsboro and Chapel Hill Road, close to where said old road intersects said highway 75 and on the East side thereof, J. Bunn Riggsbee's present corner on this property, running thence with the center of the old Chapel Hill and Pittsboro Road, Riggsbee's line, the following courses and distances: South 25 degrees East 3.50 chains, South 43 degrees East 7 chains, South 35 degrees East 4 chains, South 43 degrees East 2 chains, and South 47 degrees East 3 chains to stake and pointers, James H. Hackney's corner of Tract No. 2 on the plat and survey hereinafter referred to; thence with the line of said Hackney's Tract South 67 degrees West 9.25 chains to a point in the center of said N.C. Highway 75, about opposite a road or lane leading into the old Fannie D. Cheek homeplace; thence with the center line of said Highway North 14 degrees 30 minutes West 14.20 chains to a point in the center of said Highway, Dollar's line where it crosses said Highway; thence North 1 degree 30 minutes East 5.30 chains to the beginning, containing 8.75 acres, more or less, as surveyed and platted by J. Ralph Weaver, Reg. Co. Sur., September 30, 1943, and being designated on said plat as Tract No. 1, said plat being registered in the office of the Register of Deeds of Chatham County in Plat Book 1, Page 86, to which reference is hereby made for further description.

N. C. Bur Assoc. Form No. 3 © 1976. Revised © 1977 — James Williams & Co., Inc., Sec. 127, Vankinglis, N. C. 27085

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man showing the show	59, Chatham County Registry
O HAVE AND TO HO	Ve described property is recorded in Plat Book
e Grantee in fee simple	e.
nd the Grantor covena e same in fee simple, t fend the title against t	ants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to converted that title is marketable and free and clear of all encumbrances, and that Grantor will warrant as the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. reinabove described is subject to the following exceptions:
	for U.S. Highway 15-501.
Right of way or record.	for Duke Power Company transmission lines and other public utility easem
IN WITNESS WHEREOF,	the Grantor has hereinte est his hand and and and
orate name by his duly au-	the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in i
	agree 7 Agree to and agree
(Cor	LESSIE YOUNG RIGGSBEE Juldow (SEA)
	8
	Z
P)	resident ====================================
EST:	
WIND THE MAKE	(SEAI
All As Carlotte See	
2. 70 NATON	ecretary (Corporate Seal)
A Som	NORTH CAROLINA Chatham
FAL-STAMP	NORTH CAROLINA, Chatham County.
言語、知识に言	I, a Notary Public of the County and State aforesaid, certify that Lessie Young Riggsbee, wich
Managarith 18	A Granton
A COUNTIN	personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness m
"animum"	hand and official stamp or seal, this A day of
	My commission expires: 4.75-95 Da Notary Public
SEAL-STAMP	NORTH CAROLINA,County.
	I, a Notary Public of the County and State aforesaid, certify that
į.	personally came before me this day and acknowledged that he is Secretary of
2	Becretary of
	given and as the act of the corporation, the foregoing instrument was signed in its name by its
3	President, scaled with its corporate scal and attested by as its as its Secretary.
¥	Witness my hand and official stamp or seal, thisday of, as its, 19, 19
-	My commission expires: Notary Public
NORTH CAROLINA.	CHATHAM COUNTY .
The foregoing Certificate	chainam county . GINA F. WEBSTER,
petrich counties to be con	orclock P-m.
December 22	. 1994, and recorded in Book 657 , Page 439
	STER OF DEEDS FOR CHATHAM COUNTY
Reba G. Thomas, REGIS	SIER OF DEEDS FOR CHATHAM COUNTY
Reba G. Thomas, REGI	
Reba G. Thomas, REGIS	٠ ١ ميم م
Reba G. Thomas, REGI. By Leva A	

BK 1952 PG 0352

FILED CHATHAM COUNTY NC LUNDAY A. RIGGSBEE REGISTER OF DEEDS

FILED Oct 17, 2017 AT 02:21:21 pm BOOK 01952 START PAGE 0352

END PAGE 0353
INSTRUMENT # 11710

EXCISE TAX

(None)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0				
Parcel Identifier No. <u>0018897</u> Verified by Courby:	nty on the day of, 20			
Mail/Box to: Grantee –				
This instrument was prepared by: The Bond Law Firm, PC, 1096	55 Winds Crossing Dr, Ste 400, Charlotte, NC 28273			
Brief description for the Index: 9870 US 15 501 N				
THIS DEED made this 10 day of 0 ctober, 2	017, by and between			
GRANTOR	GRANTEE			
James Bunn Riggsbee and spouse, Lynn Nichols Riggsbee PO Box 2872 Cashiers, NC 28717	James Bunn Riggsbee (married) PO Box 2872 Cashiers, NC 28717			
The property does include the primary residence of at least one of the Grantors. (Per NC GS § 105-317.2)	Property Address: 9870 US 15 501 N Cashiers, NC			

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 Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

All of that certain tract or parcel of land situated, lying and being on the East side of Highways Nos. 15 & 501, and being part of the dower land of Mrs. Emma Riggsbee and containing 45.47 acres (exclusive of that part which lies within the highway right of way) and being more particularly described as BEGINNING at an iron stake in the center of the fork of the Old Pittsboro Road and the old Lystra Church Road; running thence with the center of said old Lystra Church Road North 6-03 East 1473.2 feet with HT Bennette's line to the corner of the FS Hutchins land; running thence with said Hutchins' lines North 84-30 West 509.4 feet to an iron stake and North 4-52 East 1106.0 feet to a new corner with the property of Runa R. Burnette and husband, Clarence L. Burnette; running thence with the said Burnette line North 87-43 West 906.4 feet to the line of the aforesaid highways, and continuing in the same direction approximately 30 feet to the

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acenter of said highways; running thence with the center of said highways South 5-57 West 560.7 feet, South 00-26 East 157.2 feet, and South 00-8 East 96.8 feet to a point in the center of said highway; running thence in an Eastern direction approximately 30 feet to the line of said highway right of way and in the center of the old Pittsboro Road; running thence with the center line of said old Pittsboro Road and with other property of J. Bunn Riggsbee and with the Herndon and Jons lines, South 19-58 East 239.0 feet, South 15-33 East 113.0 feet, South 22-54 East 150.0 feet, South 24-27 East 136.4 feet, South 34-50 East 300.0 feet, South 35-45 East 303.9 feet, South 36-32 East 138.0 feet South 46-05 East 96.2 feet, South 39-30 East 121.3 feet and south 37-23 East 361.5 feet to the Beginning, as surveyed by William G. Joyner in 1969.

SAVE AND EXCEPT the portion conveyed to James Bunn Riggsbee from J. Bunn Riggsbee and spouse, Lessie Y. Riggsbee by deed dated January 31, 1978 and recorded in Book 411 page 99 and containing 20 acres more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 347 page 253 and the Estate of Lessie Young Riggsbee, date of death April 7, 2007, Chatham County Estate File No 09E278. Lessie Young Riggsbee owned by entireties upon the death of J Bunn Riggsbee, date of death September 3, 1982, Chatham County Estate File No 82E157.

A map showing the above described property is recorded in Plat Book 12 pages 65.

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: Subject to all such valid and enforceable easements, restrictions, and rights of way of record and utility lines and rights of way in existence over, under, or upon the above-described property and the lien of ad valorem taxes for the current year, which Grantee(s) hereby assume and agree to pay.

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

Sames Bunn Riggsbee

Lynn Nichols Riggsbee

Notary Public

Notary Public

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **James Bunn Riggsbee** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness

my hand and Notarial stamp or seal this <u>10</u> day of October, 2017.

My Commission Expires:

COUN

JAIMEE L. BOND

NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 1/22/2018

I, the undersighted Notary Public of the County and State aforesaid, certify that Lynn Nichols Riggsbee personally appeared before with the document acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness

y tand and Notari ostamp or seal this __ day of October, 2017.