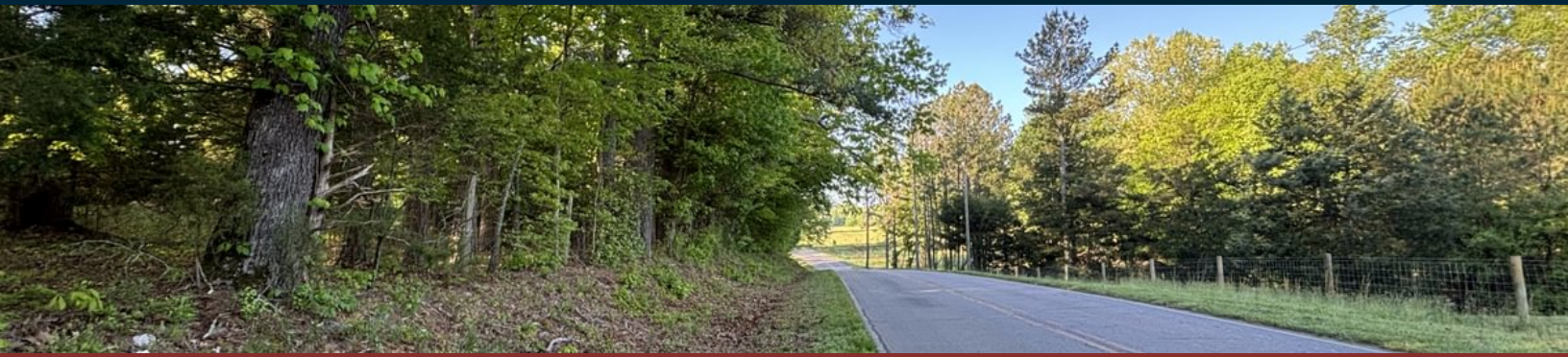




SOLD · SET PRICE

Capelsie Tract East

± 266 Acres | Montgomery County | North Carolina | Near Troy

Capelsie Tract East: ±266 Acres of Timberland with Investment, Recreation, and Development Potential

PRICE	PRICE / ACRE	ACREAGE
\$1,331,850	\$5,000	± 266

PROPERTY OVERVIEW

Welcome to a prime timberland opportunity nestled in the heart of Montgomery County, North Carolina. This expansive 266-acre property showcases a diverse landscape, featuring several stands of pine plantation ranging from nine to fifteen years old, presenting the opportunity for potential timber investment in the near future. Meandering streams add a scenic touch while enhancing the property's ecological richness. The recent clearcut area from 2023 presents a unique opportunity for strategic replanting or alternative land use, allowing for potential development or enhanced habitat diversity. Mixed hardwood areas offer additional value and recreational possibilities, making this property a haven for outdoor enthusiasts. Moreover, the convenience of access is unparalleled, with over 3400 fee...

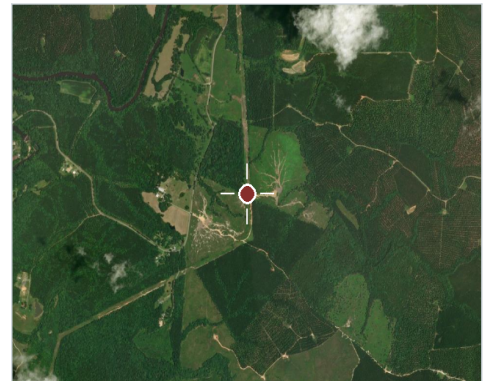
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Cutover)	Dirt Road · Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	7547 00 62 4914, 7547 00 71 1899, 7547 00 70 0469, 7546 00 69 5326

DOCUMENTS INCLUDED

Aerial Tract Map · Locator Map · Deed 1 · Deed 4 · Deed 2

LOCATION



Montgomery County, North Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



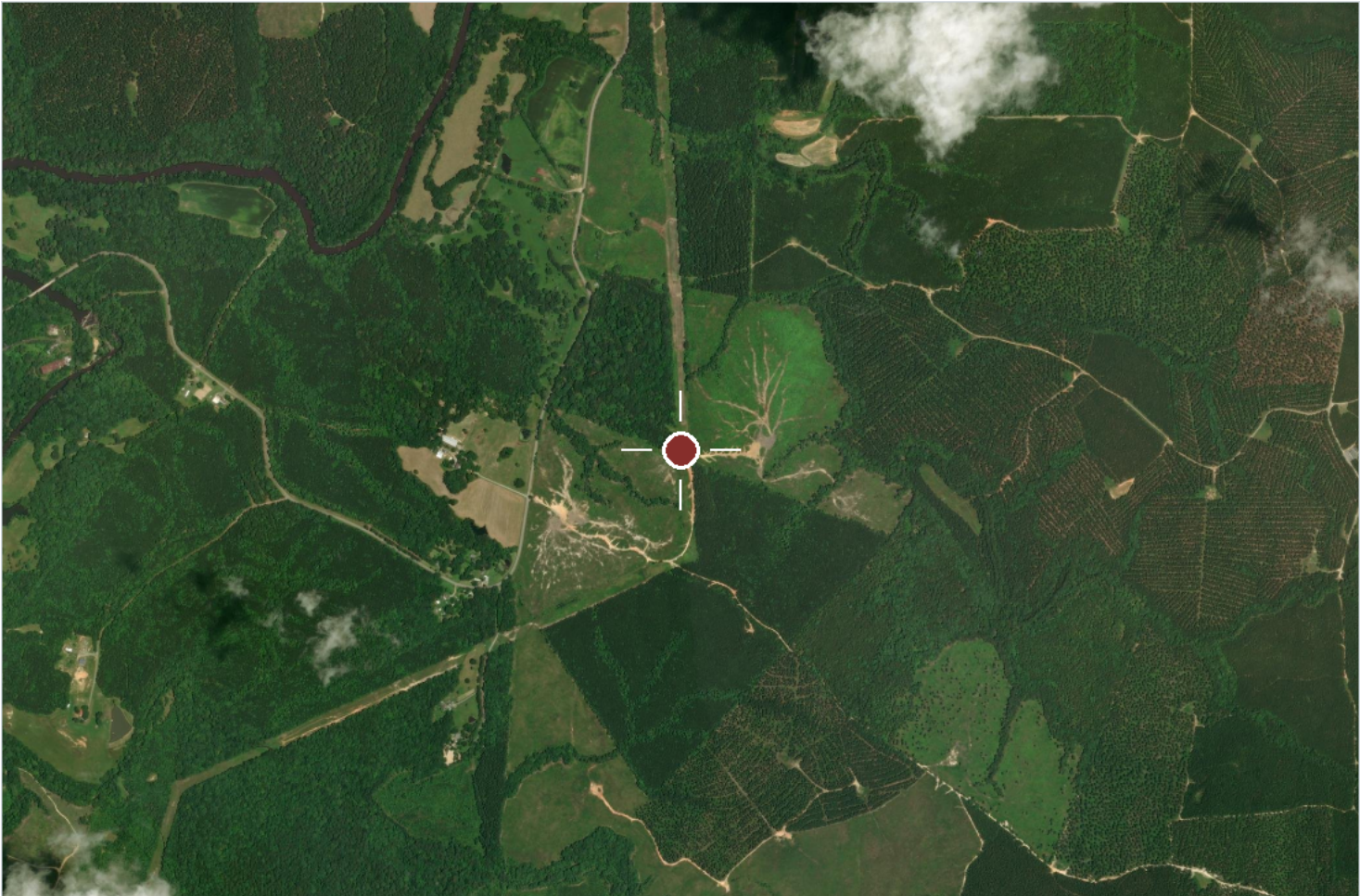
Property Photos

Capelsie Tract East · Montgomery County · North Carolina · Near Troy

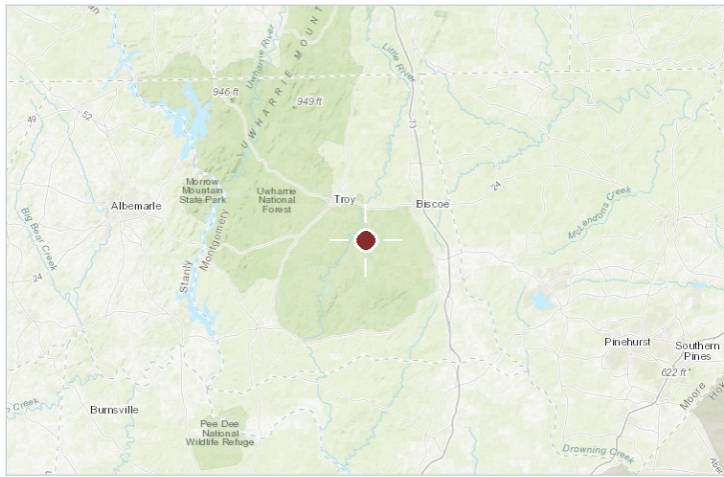


Location & Access

Capelsie Tract East · Montgomery County · North Carolina · Near Troy



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Montgomery County, North Carolina

NEAREST CITY
Troy

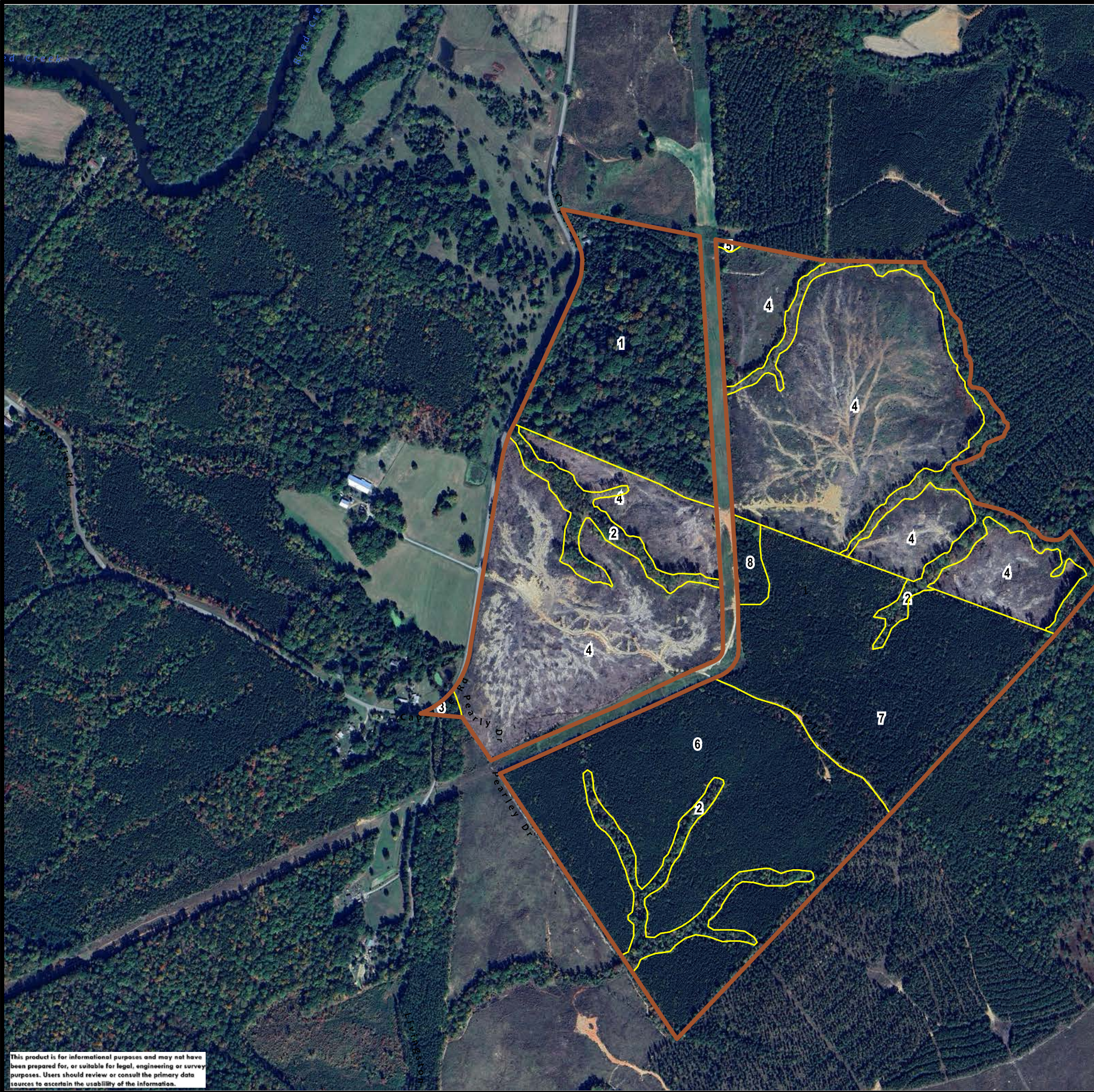
APPROXIMATE CENTRE
35.31682, -79.84848

COUNTY TAX PARCEL IDS
7547 00 62 4914, 7547 00 71 1899, 7547 00 70 0469, 7546 00 69 5326

INTERACTIVE MAP



<https://id.land/ranching/maps/333caa62f4f7fb00dff7619a78f0576c/share>



McCall Family Capelsie Tract

MONTGOMERY COUNTY, NC

+/- 462 ACRES

Map Scale 1 in = 3960 ft

Reference Scale 1:47520

0

1980 ft

3960 ft



AFM

REAL ESTATE

AFM Real Estate

AFMRealEstate.com

This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

16



This document presented and filed:
07/25/2016 08:30:19 AM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

✓ Envelope Mail to:
Smith Moore Leatherwood LLP
ATTN: Aubrey Kellar
101 N. Third Street, Suite 400
Wilmington, NC 28401

as
\$30.00pd

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$NTC
Parcel Identifier No.: See Exhibit A

Mail after recording to: _____

This instrument was prepared by: David G. Martin, Smith Moore Leatherwood LLP 101 N. Third Street, Suite 400, Wilmington, NC 28401 (without title examination)

Brief description for the Index: 18 Tracts

THIS DEED made this 1st day of July, 2016 by and between

GRANTOR	GRANTEE
JOYCE ANN MCCALL DUBOSE and MONICALYNNMCCALL CASTEEN, CO-TRUSTEES OF THE JOYCE HOWELL MCCALL REVOCABLE TRUST DATED FEBRUARY 14, 2012	JOYCE ANN MCCALL DUBOSE and MONICALYNNMCCALL CASTEEN, CO-TRUSTEES OF THE JOYCE HOWELL MCCALL FAMILY TRUST
3808 Watermark Circle Southport, NC 28461	3808 Watermark Circle Southport, NC 28461

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 WHEREAS, Joyce Howell McCall, Joyce Ann McCall DuBose and Monica Lynn McCall Casteen, Co-Trustees of the Joyce Howell McCall Revocable Trust dated February 14, 2012 acquired the real property described herein by deed recorded in Book 691, Page 386, Montgomery County Registry; and

WHEREAS, Joyce Howell McCall died on June 1, 2016; and

WHEREAS, pursuant to the Joyce Howell McCall Revocable Trust dated February 14, 2012, the real property described herein should pass to Joyce Ann McCall DuBose and Monica Lynn McCall Casteen, Co-Trustees of the Joyce Howell McCall Family Trust;

NOW, THEREFORE, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all of their interest in those certain tracts located in Montgomery, North Carolina and more particularly described on Exhibit "A" attached hereto.

All or a portion of the property herein conveyed __includes or X does not include the primary residence of Grantors.

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

And the Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1) Ad valorem taxes for the year 2016 and subsequent years.
- 2) Easements and rights-of-way and any other matters recorded in the Montgomery County Register of Deeds as of the date hereof.
- 3) All applicable zoning and land use ordinances, statutes, building codes and regulations.

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGMENT FOLLOWS)

IN WITNESS WHEREOF, the Grantors have hereto caused this instrument to be executed the day and year first above written.

GRANTORS:

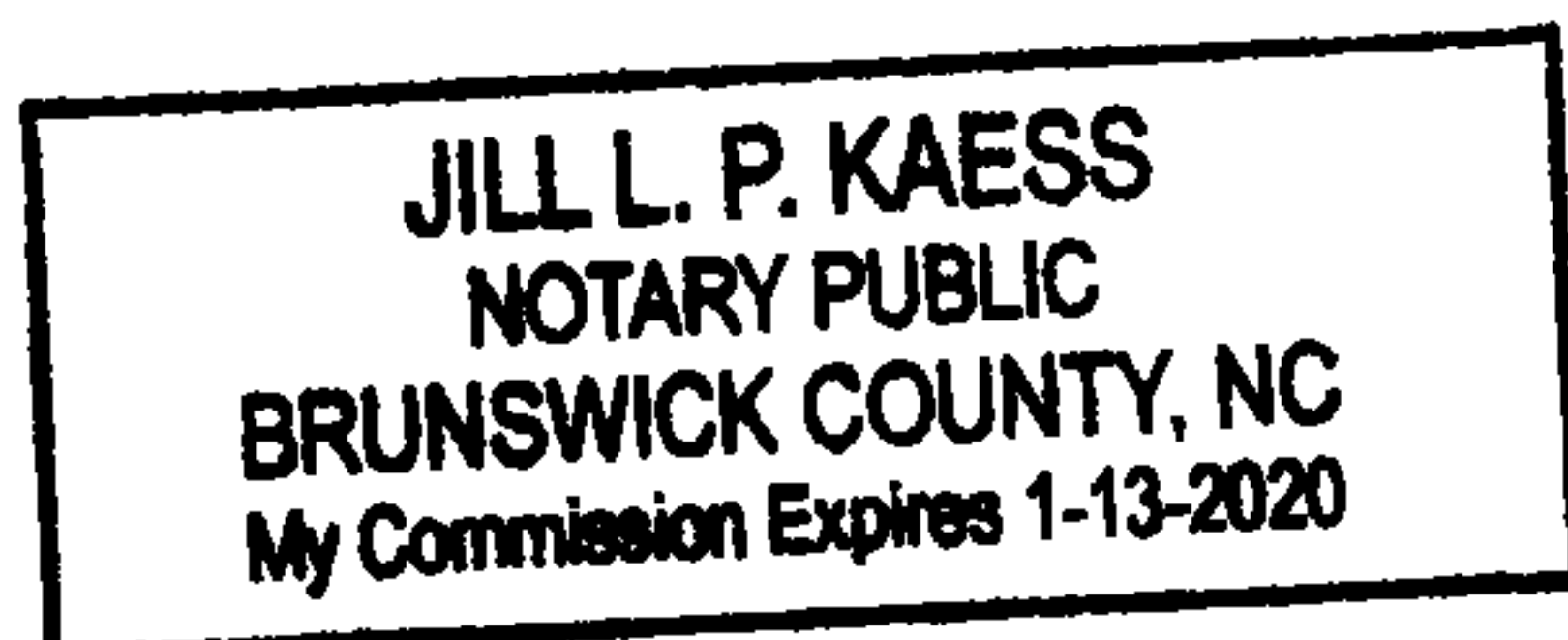
Joyce Ann McCall DuBose (SEAL)
 JOYCE ANN MCCALL DUBOSE, CO-TRUSTEE
 OF THE JOYCE HOWELL MCCALL REVOCABLE
 TRUST DATED FEBRUARY 14, 2012

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joyce Ann McCall DuBose, Co-Trustee of the Joyce Howell McCall Revocable Trust Dated February 14, 2012.

Today's Date: July 11 2016.



[Affix Notary Seal in Space Above]

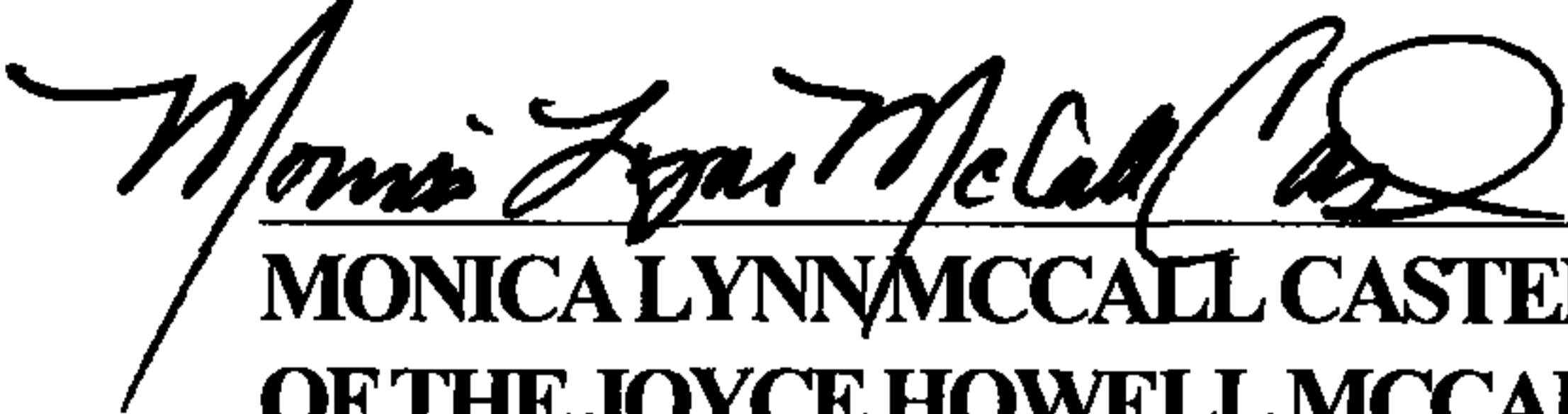
Jill L. P. Kaess
 [Notary's signature as name appears on seal]

Jill L. P. Kaess
 [Notary's printed name as name appears on seal]

My commission expires: 1/13/2020

IN WITNESS WHEREOF, the Grantors have hereto caused this instrument to be executed the day and year first above written.

GRANTORS:

 (SEAL)
MONICA LYNN MCCALL CASTEEN, CO-TRUSTEE
OF THE JOYCE HOWELL MCCALL REVOCABLE
TRUST DATED FEBRUARY 14, 2012

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Monica Lynn McCall Casteen, Co-Trustee of the Joyce Howell McCall Revocable Trust Dated February 14, 2012.

Today's Date: July 11, 2016.

JILL L. P. KAESS
NOTARY PUBLIC
BRUNSWICK COUNTY, NC
My Commission Expires 1-13-2020


[Notary's signature as name appears on seal]

Jill L. P. Kaess
[Notary's printed name as name appears on seal]

My commission expires: 1/13/2020

[Affix Notary Seal in Space Above]

EXHIBIT "A"**TRACT I:****Parcel No: 7547 00 63 2884****Address: 1463 Capelsie Road, Candor, NC 27229**

Known as a part of the Neil Gillis place or Lot # 1, of the K. M. McIntyre Estate.

BEGINNING on a stake on the bank of Little River about 20 feet below the mouth of Ridges Creek and runs thence S 35 E 3.75 chains to a stone by oak and pine pointers; about 20 feet South of said Creek; thence S 70½ E 27.50 chains, crossing Howard's branch and running with two lines of the McCall 35 acre tract; thence S 70 E 3 chains to a stone pile on the South side of Capelsie Road; thence S 80 E 20 chains to a stone pile by oak pointer on side of old road; thence N 65 E 5 chains to stone pile at South end of an old hedge row; thence with the old hedge row and beyond N 3 E 26.50 chains to a stake on bank of Ridges Creek, Robinson Green's old corner; thence down the various meanders of Ridges Creek passing the bridge on Capelsie Road to Robinson Green's old corner, still oak near the bend of the Creek; thence with Robinson Green's line N 69 W 9.75 chains to his corner stake on bank of Little River; thence down said River its meandering courses to the Beginning, containing 156 acres more or less.

See Book 87, at page 134, Montgomery County Registry.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 116, Page 192, Montgomery County Registry.

TRACT II:**Parcel No: 7547 00 42 6006****Address: 1463 Capelsie Road, Candor, NC 27229**

On the waters of Little River adjoining the lands of Dr. S. H. McCall and K. M. McIntyre on the West, the lands of Mrs. Clarence Poole and B. Hurley on the South, fronting on the Highway extending from Laurel Hill Church to Capelsie on the South, and the lands of Dr. S. H. McCall on the East.

BEGINNING at a point directly over the center of a concrete culvert passing under the highway leading from Laurel Hill Church to Capelsie, said point also being in the center of said road, and runs thence with the center of said highway with the line of Mrs. Clarence Poole's lands, S. 20 W. 225 feet to a point on the road; thence with her line and the center of the road again, S. 12-30 W. 1200 feet to a stake; thence S. 60 W. 267.5 feet to an iron pin in the original line; thence a new line N. 57-00 W. 915.2 feet to an iron pin in the original line; thence N. 3-30 E. 1171.0 feet to a stone heap by maple pointers in the center of the old farm road way; thence with the center of the old road and with the line of Dr. S. H. McCall lands, as follows: N. 66-00 W. 60 feet; thence N. 45 W. 200 feet; N. 29 W. 100 feet; N. 47-30 W. 200 feet; N. 12 W. 200 feet due N. 100 feet; N. 26 W. 62 feet; N. 47 W. 525 feet; N. 45 W. 325 feet; N. 84-00 W. 410 feet to an iron stake in the center of the old road leading into the river, it being Southeast corner of the 30 acre tract sold to D. C. and Clifton McCaskill; thence with their line and with the center of the old River Road, as follows: N. 38-00 E. 225 feet to an iron pipe in the center of the road; thence a new line S. 56 E. 126 feet to an iron stake in the center of a branch; thence down the branch about N. 50 E. 358 feet to an iron pin at the mouth of the branch where it intersects with Little River; thence S. 12-00 E. 292 feet; thence S. 52 E. 70 feet; thence N. 76 E. 530 feet; N. 49-15 E. 601 feet to the mouth of Howard Branch; thence with the various courses of Howard Branch and with the line of Dr. S. H. McCall lands, eleven calls as follows: S. 13 E. 250 feet; S. 43-30 E. 300 feet; S. 53 E. 100 feet; S. 8 E. 250 feet; S. 9 W. 157 feet; S. 37 E. 148 feet to a stake at the mouth of a branch; thence S. 70 E. 500 feet; S. 37 E. 250 feet, due S. 175 feet; S. 25 W. 100 feet; S. 19 E. 350 feet to the BEGINNING, containing 96.09 acres, more or less.

The foregoing tract of land is a portion of the lands acquired by Herbert C. Greene, et ux from Lula McIntyre, and the same being a part of the K.M. McIntyre Estate. See deed from Herbert C. Greene, et ux to Robert R. Gilbert, et ux duly recorded in Montgomery County Registry in Book 131, Page 33; also see deed Robert R. Gilbert and wife, Betty A. Gilbert, to Raymond A. McGilvary and wife, Marjorie L. McGilvary, recorded in Book 133, Page 517, Montgomery County Registry. For further reference see Deed Book 144, Page 345, Montgomery County Registry.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 175, Page 309, Montgomery County Registry.

TRACT III:**Parcel No: 7547 00 42 6006****Address: 1463 Capelsie Road, Candor, NC 27229**

In Troy Township, Montgomery County, North Carolina.
 BEGINNING at a rock pile Edward Batten's and Capelsie Cotton Mill Company's corner on North side of the Public Road, North of Edward Datten's House and runs with Capelsie Cotton Mill Company's line N. 23 W. 54 poles to a stake by House built by Capelsie Cotton Mill Company in Capelsie Cotton Mill Company's line; thence S. 50 E. 54 poles to pine with two pine, dogwood and maple pointers in small branch or drain; thence S. 20-3/4 W. 10 poles and 6 links to pine, with pine pointers, corner of the two acre tract; thence with the line of two acre tract reversed S. 16 W. 15 poles to stake at Little Bridge on Public Road; thence N. 45 W. 14 poles and 6 links to the BEGINNING, containing (5-11/100) five and eleven one hundredths acres more or less.

The above boundaries including two acre tract heretofore conveyed by Mrs. K.M. McIntyre to Dr. S. H. McCall dated 11th. day of Dec., 1918, registered in the office of the Register of Deeds for Montgomery County, North Carolina, the 18th. day of December, 1919 in Book 68, Page 57.

For additional title reference see Book 70, Page 172, Montgomery County Registry. See deed from S. H. McCall, Jr., et ux and Mrs. S. H. McCall, Sr., Widow, to A. Leon Capel, Sr. dated June 23, 1961, recorded in Book 121, Page 597, Montgomery County Registry.

For further reference see deed from A. Leon Capel, et ux to Capel Real Estate and Development Corporation dated July 1, 1961 and recorded in Book 124, Page 463, this property being the same property as described in Tract No. Seven in the deed recorded in Book 124, Page 463, Montgomery County Registry.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 175, Page 309, Montgomery County Registry.

TRACT IV:

Parcel No: 7547 00 42 6006

Address: 1463 Capelsie Road, Candor, NC 27229

BEGINNING at a pin in the center of Secondary Road #1519, which said pin is located in the center of the intersection of a woods road and a private drive into Laurel Hill Farm, said pin also being the S. E. corner of a tract of land conveyed by C. R. Poole, et ux to S. H. McCall, Jr., et ux by deed recorded in Book 174, Page 329, Montgomery County Registry, said pin also being located S. 88° 03 minutes 40 seconds E. 35.34 feet from the Southeast corner of a brick column on the South side of said private drive; thence as the average center of a woods road on the East side of the paved road as follows: S. 60° 30 minutes E. 234.45 feet, S. 39° and 47 minutes E. 259.90 feet, S. 47° 07 minutes E. 102.20 feet, S. 64° 39 minutes 50 seconds E. 123.50 feet, N. 88° 45 minutes 30 seconds E. 132.00 feet, S. 40° 25 minutes 30 seconds E. 192.90 feet, S. 84° 23 minutes 50 seconds E. 209.10 feet, S. 41° 27 minutes 55 seconds E. 148.20 feet to a point between a fork of the said road, S. 73° 19 minutes 55 seconds E. 216.67 feet to a large spike nail just South of the said road and under the center wire of a recently built power line, and being S. 70° 46 minutes 05 seconds W. 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence re-entering the woods road and running as follows: S. 62° 50 minutes 55 seconds E. 609 feet, S. 34° 18 minutes 15 seconds E. 306.88 feet, S. 45° 25 minutes 15 seconds E. 345 feet to a spike in an older portion of the said road; thence S. 41° 32 minutes 30 seconds E. 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as said old line by its old call S. 43 W. to a stone pile with old field pine pointers, the original Southeast corner of a 260 acre tract; thence with the old South line of said 260 acre tract by its old call N. 27 W. 162 poles to a stone pile on the West side of the old road, an original corner between the Gillis and McIntyre lands; thence a direct line to the BEGINNING point in the center of said State Road #1519, containing 77 acres, more or less.

The foregoing property being the remaining portion of a 260 acre tract of land owned by the Grantors and allotted to Caroline M. Poole in the McIntyre Estate division. The balance of the said 260 acres having been previously sold to S. H. McCall, Jr.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 175, Page 309, Montgomery County Registry.

TRACT V:**Parcel No: 7538 08 88 2081****Address: 657 Biscoe Road, Troy, NC 27371**

Beginning at an iron stake on the North West side of the hardsurfaced highway leading from Troy to Biscoe (said stake being 30 feet when measured at right angles from the center of said highway; and 200 feet distant when measured in a straight line North Eastwardly from the South East corner of the lot heretofore sold to Paul Stokes) and runs thence three new lines as follows, N. 16-30 W 570 feet to an iron stake by pointers; thence N. 77-45 E. 372.5 feet to an iron stake by pointers; thence S. 11-15 E. 570 feet to an iron stake on the North side of the hardsurfaced highway leading from Troy to Biscoe (said stake being 30 feet at right angles from the center of the said highway); thence with the North West line of the said highway (a straight line being S 78-04 W 320 feet) to the Beginning. Containing 4.54 acres by survey made in January, 1952.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 99, Page 518, Montgomery County Registry.

TRACT VI:**Parcel No: 7547 00 71 1899****Property Address: 0 Capelsie Road, Candor, NC 27229**

BEGINNING at a point in the center of the paved road between Capelsie and Candor, said point being located immediately over the center of the culvert running under said road and said point being the Southeast corner of the McCall farm land and the Northeast corner of the Capel-Laurel farm tract and runs thence with the center line of the said paved road and with the East line of the McCall 33 acre tract starting out N. 39 E. a total of 1155 feet to a point in the center of said road in the McCall Farm tract line of the Gillis place; thence with the said McCall line two courses, S. 79-30 E. 1146 feet to a stone and iron pin a corner with McCall land, N. 66-30 E. 329.5 ft. to a stone pile also McCall corner; thence along a branch S. 89-E. 608 feet to a point in a thread of Ridges Creek, an original corner of the Caro M. Poole 260 acre tract of which this is apart; thence with the center line of said Ridges Creek and up the various and meandering courses thereof a southerly direction about 2400 feet to a point in said creek at the end of a ditch known as a corner of the Riddle 3 acre tract; a short distance below the old Ford of the Creek; thence up said ditch S. 46 E. 307 feet to an iron pin a corner with the U. S. Government tract, an original corner of the Poole 260 acre tract; thence with the original line of the said Poole tract S. 43 W. 508 feet to an iron pin a new corner in the original E. line of said 260 acre tract; thence a new line N. 63-27 W. 3674 feet to the end of a culvert under the Capelsie Candor road and the center line thereof; thence a direct line down the center of said culvert to the BEGINNING, containing 100 acres more or less all according to survey and plat by L. M. Johnson dated May 3, 1969 and being 100 acres from the north end of the Caro M. Poole 260 acre McIntyre Tract. For title reference see Deed Book 150, Page 238, Montgomery County Registry.

Being the same property conveyed to Samuel Horace McCall, III, Monica M. Casteen, Joyce Ann DuBose and Nancy Electra Carter by deed recorded in Book 253, Page 241, Montgomery County Registry.

TRACT VII:**Parcel No: 7556 00 74 4202****Property Address: 0 Currie Road, Candor, NC 27229**

BEGINNING on a red oak now down by three hickories two dogwood and W. O. Pts. 4 poles North of Rocky Branch 4th corner of the Byrd Haywood survey runs thence with its line N. 2 E. 124 poles to a stake, post oak and pine pts. 3rd corner of said survey; thence N. 12 E. 75 poles to a stake 3 R. O. pts, the dividing corner; thence with the dividing line between Gillis and S. J. Smitherman N. 84 W. 160 poles to a post oak by three P. O. pts in Simmons line; thence with and beyond his line S. 3 E. 214 poles to a stake by red oak and pine pts in the Gowers line now Jas. Lewis; thence with his line S. 88 E. 126 poles crossing Rocky Branch four times to the BEGINNING, containing 176 acres, more or less.

Being the Third Tract in the Deed recorded in Deed Book 71, Page 140, Montgomery County Registry.

The purpose of the Deed recorded in Book 71, Page 140, Montgomery County Registry was to convey all the right, title and interest of C. F. McIntyre in and to the estate of K. M. McIntyre and his mother, Nannie T. McIntyre meaning to convey all such interest whether the above boundaries described it all or not, if some land left out the intent of the deed was to embrace all the interest of said C. F. McIntyre in and to the lands formerly owned by his father and mother to all intents and purposes as if fully described by metes and boundaries.

The above property was acquired by the Grantor herein by Will of S. H. McCall, Jr. See Estate File 85-E-88.

Being the same property conveyed to Samuel Horace McCall, III, Monica M. Casteen, Joyce Ann DuBose and Nancy Electra Carter by deed recorded in Book 253, Page 241, Montgomery County Registry.

TRACT VIII

Parcel No: 7546 00 69 5326

Property Address: 0 Currie Road, Candor, NC 27229

Located in Montgomery County, North Carolina. In Biscoe Township, and on the East side of paved Secondary Road Number 1519 approximately one and one half miles east of the community of Capelsie. Adjoining the lands S. H. McCall, U. S. Forest lands, and McIntyre heirs.

BEGINNING in the center of the east end of a culvert carrying Howards branch under paved secondary road number 1519, a corner of a 1969 survey of 100 acres for S. H. McCall. Running thence as the center of the said culvert north 46 degrees and 53 minutes west 22 feet to the center of the said paved road; thence as the center of the said road five courses as follows: South 26 degrees 59 minutes 40 seconds west 76.00 feet, south 20 degrees 56 minutes 30 seconds west 100.00 feet, south 16 degrees 53 minutes west 100.00 feet, south 14 degrees 20 minutes 20 seconds west 100.00 feet, south 13 degrees 42 minutes west 547.00 feet to an iron rod in the center of the said road, also in the center of the intersection of a woods road and a private drive. Said iron rod being also south 26 degrees 51 minutes 40 seconds east 38.25 feet from the northeast corner of a brick column on the west side of the said road and on the north side of the aforementioned private drive. Also south 88 degrees 03 minutes 40 seconds east 35.34 feet from the southeast corner of a like brick column on the south side of the said private drive. Thence as the average center of a woods road on the east side of the paved road as follows: south 60 degrees 30 minutes east 234.45 feet, south 39 degrees and 47 minutes east 259.90 feet, south 47 degrees 07 minutes east 102.20 south 64 degrees 39 minutes 50 seconds east 123.50 feet, north 88 degrees 45 minutes 30 seconds east 132.00 feet, south 40 degrees 25 minutes 30 seconds east 192.90 feet, south 84 degrees 23 minutes 50 seconds east 209.10 feet, south 41 degrees 27 minutes 55 seconds east 148.20 feet to a point between a fork of the said road, south 73 degrees 19 minutes 55 seconds east 216.67 feet to a large spike nail just south of the said road and under the center wire of a recently built power line, and being south 70 degrees 46 minutes 05 seconds west 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence re-entering the woods road and running as follows, south 62 degrees 50 minutes 55 seconds east 609 feet, south 34 degrees 18 minutes 15 seconds east 306.88 feet, south 45 degrees 25 minutes 15 seconds east 345 feet to a spike in an older portion of said road; thence south 41 degrees 32 minutes 30 seconds east 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as the said old line north 48 degrees 10 minutes 30 seconds east 33.24 feet to an iron pipe painted white and beside a U. S. Forest corner among stones; thence as another old line of the tract of which this is a part and as a line of the U. S. Forest lands; the old deed bearing plus an estimated variation north 43 degrees east 1420.00 feet to the line of 100 acres surveyed in 1969. No corner is established at this point and is pending the establishment of the U. S. Forest line; thence as the line of the 1969 100 acres survey N. 63-27 W. 3674.00 feet to the BEGINNING, containing 82.13 acres as calculated by the Double Meridian distance method.

For title reference see Deed Book 174, Page 329, Montgomery County Registry.

Being the same property conveyed to Samuel Horace McCall, III, Monica M. Casteen, Joyce Ann DuBose and Nancy Electra Carter by deed recorded in Book 301, Page 02, Montgomery County Registry.

TRACT IX

Parcel No: 7547 00 70 0469

Property Address: 0 Capelsie Road, Candor, NC 27229

BEGINNING at a pin in the center of Secondary Road #1519, which said pin is located in the center of the intersection of a woods road and a private drive into Laurel Hill Farm, said pin also being the S. E. corner of a tract of land conveyed by C. R. Poole, et ux to S. H. McCall, Jr., et ux by deed recorded in Book 174, Page 329, Montgomery County Registry, said pin also being located S. 88-03 - 40-E. 35.34 feet from the Southeast corner of a brick column on the South side of said private drive; thence as the average center of a woods road on the East side of the paved road as follows: S. 60-30 E. 234.45 feet, S. 39-47 E. 259.90 feet, S. 47-07 E. 102.20 feet, S. 64-39-50 E. 123.50 feet, N. 88-45-30 E. 132.00 feet, S. 40-25-30 E. 192.90 feet, S. 84-23-50 E. 209.10 feet, S. 41-27-55 E. 148.20 feet to a point between a fork of the said road, S. 73-19-55 E. 216.67 feet to a large spike nail just South of the said road and under the center wire of a recently built power line and being S. 70-46-05 W. 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence-re-entering the woods road and running as follows: S. 62-50-55 E. 609 feet, S. 34-18-15 E. 306.88 feet, S. 45-25-15 E. 345 feet to a spike in an older portion of the said road; thence S. 41-32-30 E. 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as said old line by its old call S. 43 W. to a stone pile with old field pine pointers, the original Southeast corner of a 260 acre tract; thence with the old South line of said 260 acre tract by its old call N. 27 W. 162 poles to a stone pile on the West side of the old road, an original corner between the Gillis and McIntyre lands; thence a direct line to the BEGINNING point in the center of said State Road #1519, containing 77 acres, more or less.

The foregoing property being the remaining portion of a 260 acre tract of land owned by the Grantors and allotted to Carolina M. Poole in the McIntyre Estate division. The balance of the said 260 acres having been previously sold to S. H. McCall, Jr.

For title reference see Deed Book 175, Page 309, Montgomery County Registry.

Being the same property conveyed to Samuel Horace McCall, III, Monica M. Casteen, Joyce Ann DuBose and Nancy Electra Carter by deed recorded in Book 301, Page 02, Montgomery County Registry.

TRACT X

Parcel No: 7538 00 83 1302

Property Address: 0 Troy-Candor Road, Troy, NC 27371

BEGINNING on an iron spike in the centerline of State Road 1554 (Troy-Candor Road), the NW corner of a 33 acre tract and runs thence with the West line of said 33 acre tract S2-45W 372' to an iron stake a new corner in said West line of the 33 acre tract of which this lot is a part; thence a new line S87-15E 300' to an iron pin a new corner; thence another new line N2-45E 225' to a nail in the center line of said Troy-Candor Road; thence with the centerline of said road three courses, N69-32W 104', N61-31W 104', N53-49W 128.6' to the beginning, containing 1.99 hundredths acres more or less according to survey by D. M. Chappell dated June, 1971 and being a lot from the NW corner of a 33 acre tract as described in a Deed recorded in Book 129, Page 56 of the Montgomery County Registry.

For further title reference see Book 101, Page 602, Book 97, Page 3 and Book 58, Page 507 of the Montgomery County Registry.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 161, Page 417, Montgomery County Registry.

TRACT XI

Parcel No: 7538 00 82 4931

Property Address: 0 Troy-Candor Road, Troy, NC 27371

Bounded on the West by F.M. Morris Estate lands, on the North and East by Smitherman Estate lands, and on the South by an old road.

BEGINNING at a stake by a twin poplar in the old road, said stake being located S 3 W 421 feet from the spring in the line between this tract of land and the F.M. Morris Estate land, and runs thence with the said old road as follows: S 60 E 250 feet; S 78 E 75 feet; S 76 E 100 feet; S 89 E 100 feet; N 89 E 279 feet; N 77 E 506 feet to a stake by a pine; thence N 3 E 1015 feet to a point in the center of the Troy-Candor Road; thence with the various courses of the Troy-Candor Road northwesterly 1295 feet to a point in the center of said road in a line of the old F.M. Morris Estate land; thence S 3 W 1281 feet to the BEGINNING, passing through a spring on the F.M. Morris line at 860 feet, containing 33.3 acres more or less, according to survey by J.M. Furr, Jr., on September 19, 1951, and being a part of the land described in a deed from P.H. Morris, et al, to R.T. Poole and recorded in Book 58, at page 507. See also Book 97, at page 3 and also a deed of correction from Mrs. Bess P. Poole, executrix to Helen Poole, see Book 101, at page 602, all of the Montgomery County Registry.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL:

Being all of New Lot 1, containing 11.87 acres, more or less as shown on plat entitled "Boundary Survey for Minnie R. Wood" prepared by James Gary Kennedy, L-3883 dated July 9, 2015 and recorded in Plat Cabinet F, Slide 137A of the Montgomery County Registry, see said plat for a more particular description of the metes and bounds, and said plat being made a part hereof.

TRACT XII**Parcel No: 7538 10 36 5894****Property Address: 120 North Main Street, Troy, NC 27371**

BEGINNING at the North West corner of lot No. 8 on the North Street of the town of Troy and runs with the line of said lot South 45 feet to a stake in the West boundary of said lot; thence East 45 feet to a stake; thence North 45 feet to a stake in the North boundary of said lot No. 8; then with the said line of lot No. 8 West 45 feet to the beginning, containing 225 square yards more or less (excepting 675 square feet more or less deeded to J.R. Blair on the 6th day of Dec. 1887, and recorded in Book N. 30 page 536 in the Register of Deeds office of Montgomery County. Also 12 feet in front of North line to J.R. Blair line it being the 12 feet purchased of the Town Commissioners of the Town of Troy off the North Street, also 6 ½ feet on the North side of lot No. 8 in said Town of Troy adjoining Chestnut Street. For further reference see deed recorded in Book 28, at page 229, Montgomery County Registry.

This being the same land conveyed to J.E. Parker and R.T. Poole by T.E. Saunders and wife by Deed dated Feb. 2nd, 1906, and recorded in Montgomery County Registry in book 46 at page 16. This conveyance conveying the one-half interest belonging to R.T. Poole Estate, through which the grantors herein received title.

Being the same property conveyed to Dr. S.H. McCall, Jr. by deed recorded in Book 93, Page 574, Montgomery County Registry.

TRACT XIII**Parcel No. 7547 00 52 3705****Property Address: 0 Capelsie Road, Candor, NC 27229**

BEING ALL of that certain tract or parcel of land, with improvements thereon, on Capelsie Road, Candor, North Carolina containing 26.74 acres, more or less, which property is identified on the Montgomery County tax records as Parcel No. 7547 00 52 3705.

TRACT XIV

Parcel No. 7538 10 46 0311

Property Address: 211 East Spring Street, Troy, NC 27371

BEING ALL of that certain lot or parcel of land, with improvements thereon, located at 211 East Spring Street, Troy, North Carolina, which property is identified on the Montgomery County tax records as Parcel No. 7538 10 46 0311.

This document presented and filed:
08/12/2013 01:54:31 PM

Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

BOOK 721 PAGE 934(6) 335009



\$26.00pd SW

Excise Tax: \$0
Recording Time, Book and Page
Parcel Identification Numbers: 7538-10-36-8197, 7547-00-30-3855, 7547-00-22-0530, 7547-00-70-0469, 7546-00-69-5326, 7547-00-71-1899, and 7556-00-74-4202

✓ Mail after recording to:
Narron, O’Hale and Whittington, PA
P.O. Box 1567
Smithfield, North Carolina 27577

THIS INSTRUMENT WAS PREPARED BY: JAMES W. NARRON [NO TITLE EXAMINATION]

BRIEF DESCRIPTION FOR THE INDEX:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED MADE THIS THE 8th DAY OF AUGUST, 2013, BY AND BETWEEN THE FOLLOWING:

GRANTOR: NANCY M. CARTER (Single) [All of Grantor’s undivided interests]
216 Westbrook Drive
Raleigh NC 27615

GRANTEE: NANCY M. CARTER, Trustee of the NANCY M. CARTER REVOCABLE TRUST
u/a/o August 8, 2013
216 Westbrook Drive
Raleigh NC 27615

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 of Grantor’s undivided interests in** those certain lots or parcels of land situated in Troy and Biscoe Townships, Montgomery County, North Carolina and more particularly described as follows:

**[SEE EXHIBIT A TO DEED WHICH IS ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE]**

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

TO HAVE AND TO HOLD all of Grantor’s undivided interests in the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

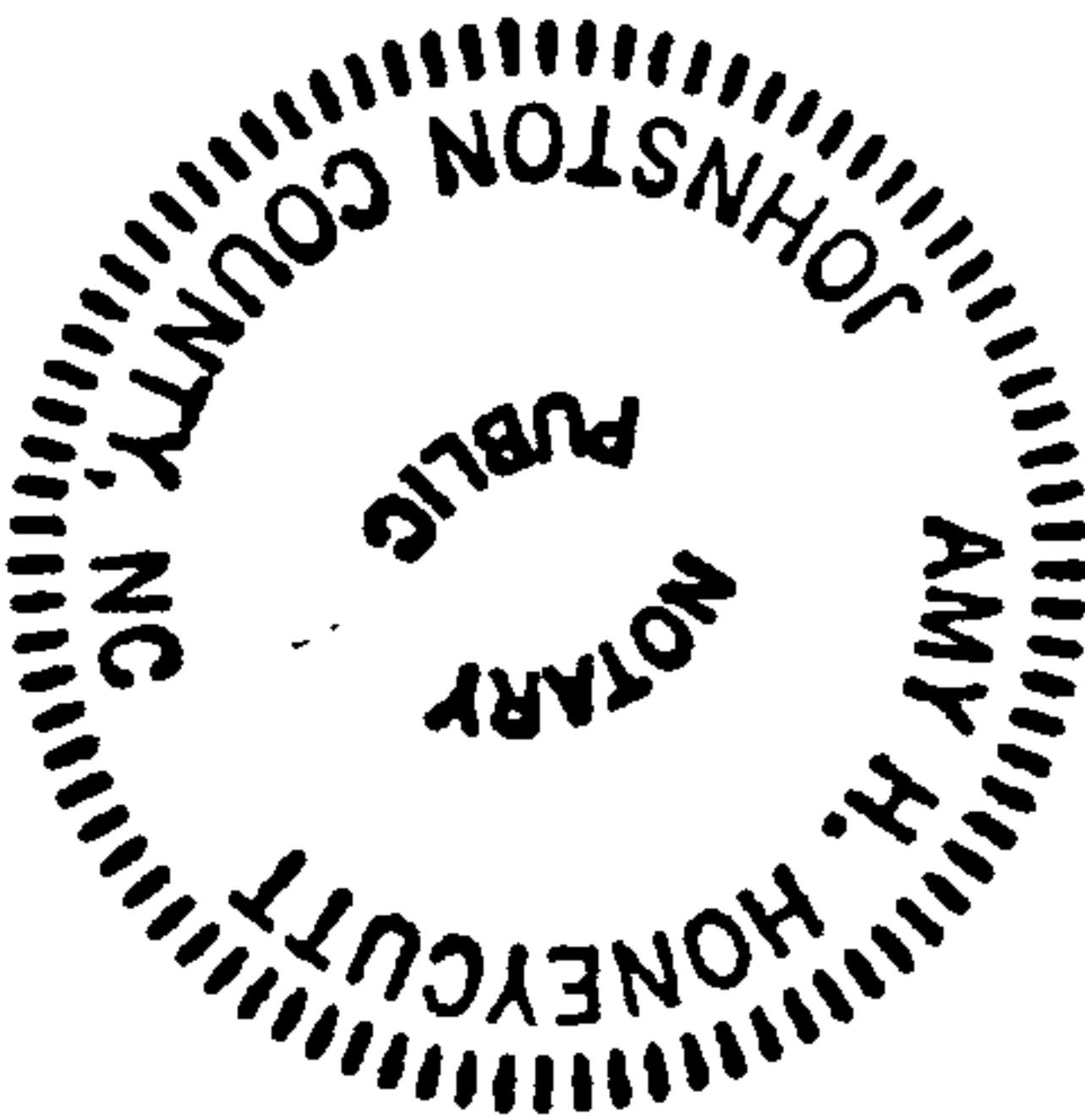
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to any and all easements, rights of way, and restrictions of record.

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

Nancy M. Carter (SEAL)
Nancy M. Carter (Widow)

SEAL-STAMP



NORTH CAROLINA, JOHNSTON COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Nancy M. Carter** (Widow), Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8th day of August, 2013.

My commission expires: 08/10/2015 Amy H. Honeycutt, Notary Public
Amy H. Honeycutt

The foregoing certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds

EXHIBIT A TO DEED
FROM: NANCY M. CARTER (Widow)
Dated: August 8, 2013

ALL OF GRANTOR'S UNDIVIDED INTERESTS IN THE FOLLOWING TRACTS:

TRACT NO. 1: [Parcel ID No.: 7538-10-36-8197]

Being a tract of land located in Troy Township, Montgomery County, N.C. being the property recorded in Deed Book 70 at Page 211, and being more particularly described as follows:

Beginning at a point in the intersection of the Southerly right of way of East Spring Street and the Easterly right of way of South Pearl Street, proceed thence with East Spring Street S-90-00-00-E a distance of 210.14 feet to a point, said point being the Northwest corner of the Town of Troy property as recorded in DB 175 Pg. 240, thence with said property S-00-00-00-E, passing through an existing 1" iron pipe at 5.34 feet, a total distance of 167.19 feet to a new 1-1/4" iron pipe, said pipe being a corner of the Town of Troy Cemetery, thence S-84-11-56-W, passing through an existing 3/4" iron rod at 205.71 feet, a total distance of 211.22 feet to a point in the Easterly right of way of South Pearl Street, thence with said right of way N-00-00-00-E a distance of 188.67 feet to the point of Beginning. The above described tract contains 0.86 acre as shown on a survey and map by Jon E. Brunner, surveyor, dated December 13, 1996.

For chain of title information, see Book 330, page 25, Montgomery County Registry.

TRACT NO. 2: [Parcel ID No.: 7547-00-30-3855]

BEGINNING at a point, said point being the southwest corner of the Joe McCaskill property recorded in Deed Book 228 at Page 137, proceed thence with the original line S-50-00-E a distance of 891 feet, thence S-20-00-W a distance of 165 feet, thence S-16-00-W a distance of 247.5 feet on highway, thence along highway S-52-00-E a distance of 115.5 feet to a point, said point being in the Samuel McCall line as recorded in Book 180 at Page 915, thence with the centerline of SR 1519 in a southeast direction about 1330 feet to point in said highway and a dirt road, thence with said dirt road in a southwest direction about 790 feet, thence N-29-01-W a distance of 1114.95 feet to a point in the original line, thence with the original line S-69-10-W a distance of 79.50 feet to a point thence S-39-00-W a distance of 2310 feet to a point, thence N-76-00-E a distance of 462 feet to a point, thence S-69-00-E a distance of 1254 feet to a point, thence N-73-00-E a distance of 693.00 feet to a point, thence S-38-00-E a distance of 495 feet to a point, thence N-61-00-E a distance of 1567.5 feet to a point, thence N-77-00-E a distance of 990 feet to a point along highway, said point being the southerly corner of the Joyce McCall property recorded in Book 175 at Page 309, thence with said property in a northwest direction with said highway to the southwest corner of the Hancock property recorded in Book 183 at Page 536, thence with said property N-26-34-34-E a distance of 419.39 feet to a point in the Joyce McCall line, thence with the McCall line N-3-30-E about 700 feet to a point in the center of an old road, thence with old road in northwesterly direction about 920 feet to a point, thence N-47-00-W a distance of 525 feet to a point, thence N-45-00-W a distance of 325 feet to a point, thence N-84-00-W a distance of 410 feet to the southeast corner of the D. C. McCaskill property recorded in Book 209 at Page 187, thence with said property N-80-50-10-W a distance of 510.08 feet to a point, said point being the southeast corner of the Joe McCaskill property, thence with said line N-80-50-10-W a distance of 510 feet to the point of BEGINNING, containing 191.12 acres more or less as based on plat of adjoining deeds. This tract contains the old Hancock house across from Frank Batten bought by Dr. McCall in the early 1900's.

For chain of title information, see Book 289, page 871 (Parcel 1), and Book 289, page 867, Montgomery County Registry.

TRACT NO. 3: [Parcel ID No.: 7547-00-22-0530]

In Troy Township, Montgomery County, North Carolina, being that 5.11 acre tract deeded to S. H. McCall, Jr. and wife, Joyce McCall recorded in Book 175 at Page 309 of the Montgomery County Registry, more particularly described as follows:

Page 2 of
EXHIBIT A TO DEED

BEGINNING at a rock pile Edward Batten's and Capelsie Cotton Mill Company's corner on North side of the Public Road, North of Edward Batten's house and runs with Capelsie Cotton Mill Company's line N-23-W 54 poles to a stake by house built by Capelsie Cotton Mill Company in Capelsie Cotton Mill Company's line; thence S-50-E 54 poles to pine with two pines, dogwood and maple pointers in small branch or drain; thence S-20-3/4-W 10 poles and 6 links to pine, with pine pointers; corner of the two acre tract; thence with the line of two acres tract reversed S-16-W 15 poles to a stake at Little Bridge on Public Road; thence N-45-W 14 poles and 6 links to the BEGINNING, containing 5.11 acres more or less. For title reference see Book 68 at Page 57, Book 70 at Page 172, Book 121 at Page 597, Book 124 at Page 463, this property being the same property as described in Tract No. 7 recorded in Book 124 at Page 463, Montgomery County Registry.

For chain of title information, see Book 289, page 871 (Parcel 2), Montgomery County Registry.

TRACT NO. 4: [Parcel ID No.: 7547-00-70-0469]

Located in Montgomery County, North Carolina, in Biscoe Township, and on the East side of paved Secondary Road Number 1519 approximately one and one half miles east of the community of Capelsie, adjoining the lands S. H. McCall, U. S. Forest lands, and McIntyre heirs.

BEGINNING in the center of the east end of a culvert carrying Howards branch under paved secondary road number 1519, a corner of a 1969 survey of 100 acres for S. H. McCall. Running thence as the center of the said culvert, North 46 degrees and 53 minutes West 22 feet to the center of the said paved road; thence as the center of the said road five courses as follows: South 26 degrees 59 minutes 40 seconds West 76.00 feet, South 20 degrees 56 minutes 30 seconds West 100.00 feet, South 16 degrees 53 minutes West 100.00 feet, South 14 degrees 20 minutes 20 seconds West 100.00 feet, South 13 degrees 42 minutes West 547.00 feet to an iron rod in the center of the said road, also in the center of the intersection of a woods road and a private drive. Said iron rod being also South 26 degrees 51 minutes 40 seconds East 38.25 feet from the northeast corner of a brick column on the west side of the said road and on the north side of the aforementioned private drive. Also South 88 degrees 03 minutes 40 seconds East 35.34 feet from the southeast corner of a like brick column on the south side of the said private drive. Thence as the average center of a woods road on the east side of the paved road as follows: South 60 degrees 30 minutes East 234.45 feet, South 39 degrees and 47 minutes East 259.90 feet, South 47 degrees 07 minutes East 102.20, South 64 degrees 39 minutes 50 seconds East 123.50 feet, North 88 degrees 45 minutes 30 seconds East 132.00 feet, South 40 degrees 25 minutes 30 seconds East 192.90 feet, South 84 degrees 23 minutes 50 seconds East 209.10 feet, South 41 degrees 27 minutes 55 seconds East 148.20 feet to a point between a fork of the said road, South 73 degrees 19 minutes 55 seconds East 216.67 feet to a large spike nail just south of the said road and under the center wire of a recently built power line, and being South 70 degrees 46 minutes 05 seconds West 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence re-entering the woods road and running as follows, South 62 degrees 50 minutes 55 seconds East 609 feet, South 34 degrees 18 minutes 15 seconds East 306.88 feet, South 45 degrees 25 minutes 15 seconds East 345 feet to a spike in an older portion of said road; thence South 41 degrees 32 minutes 30 seconds East 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as the said old line North 48 degrees 10 minutes 30 seconds East 33.24 feet to an iron pipe painted white and beside a U. S. Forest corner among stones; thence as another old line of the tract of which this is a part and as a line of the U. S. Forest lands; the old deed bearing plus an estimated variation North 43 degrees East 1420.00 feet to the line of 100 acres surveyed in 1969. No corner is established at this point and is pending the establishment of the U. S. Forest line; thence as the line of the 1969 100 acres survey North 63 degrees 27 minutes West 3674.00 feet to the BEGINNING, containing 82.13 acres as calculated by the Double Meridian distance method.

For chain of title information, see Book 301, page 02 (Parcel One), Montgomery County Registry.

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EXHIBIT A TO DEED

TRACT NO. 5: [Parcel ID No.: 7546-00-69-5326]

BEGINNING at a pin in the center of Secondary Road #1519, which said pin is located in the center of the intersection of a woods road and a private drive into Laurel Hill Farm, said pin also being the S. E. corner of a tract of land conveyed by C. R. Poole, et ux to S. H. McCall, Jr., et ux by deed recorded in Book 174, Page 329, Montgomery County Registry, said pin also being located S. 88-03-40-E. 35.34 feet from the Southeast corner of a brick column on the South side of said private drive; thence as the average center of a woods road on the East side of the paved road as follows: S. 60-30 E. 234.45 feet, S. 39-47 E. 259.90 feet, S. 47-07 E. 102.20 feet, S. 64-39-50 E. 123.50 feet, N. 88-45-30 E. 132.00 feet, S. 40-25-30 E. 192.90 feet, S. 84-23-50 E. 209.10 feet, S. 41-27-55 E. 148.20 feet to a point between a fork of the said road, S. 73-19-55 E. 216.67 feet to a large spike nail just South of the said road and under the center wire of a recently built power line and being S. 70-46-05 W. 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence-re-entering the woods road and running as follows: S. 62-50-55 E. 609 feet, S. 34-18-15 E. 306.88 feet, S. 45-25-15 E. 345 feet to a spike in an older portion of the said road; thence S. 41-32-30 E. 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as said old line by its old call S. 43 W. to a stone pile with old field pine pointers, the original Southeast corner of a 260 acre tract; thence with the old South line of said 260 acre tract by its old call N. 27 W. 162 poles to a stone pile on the West side of the old road, an original corner between the Gillis and McIntyre lands; thence a direct line to the BEGINNING point in the center of said State Road #1519, containing 77 acres, more or less.

The foregoing property being the remaining portion of a 260 acre tract of land owned by the Grantors and allotted to Carolina M. Poole in the McIntyre Estate division. The balance of the said 260 acres having been previously sold to S. H. McCall, Jr. For title reference see Deed Book 175, Page 309, Montgomery County Registry.

For chain of title information, see Book 301, page 02 (Parcel Two), Montgomery County Registry.

TRACT NO. 6: [Parcel ID No.: 7547-00-71-1899]

BEGINNING at a point in the center of the paved road between Capelsie and Candor, said point being located immediately over the center of the culvert running under said road and said point being the Southeast corner of the McCall farm land and the Northeast corner of the Capel-Laurel farm tract and runs thence with the center line of the said paved road and with the East line of the McCall 33 acre tract starting out N. 39 E. a total of 1155 feet to a point in the center of said road in the McCall Farm tract line of the Gillis place; thence with the said McCall line two courses, S. 79-30 E. 1146 feet to a stone an iron pin, a corner with McCall land, N. 66-30 E. 329.5 ft. to a stone pile also McCall corner; thence along a branch S. 89-E. 608 feet to a point in a thread of Ridges Creek, an original corner of the Caro M. Poole 260 acre tract of which this is apart; thence with the center line of said Ridges Creek and up the various and meandering courses thereof a southerly direction about 2400 feet to a point in said creek at the end of a ditch known as a corner of the Riddle 3 acre tract; a short distance below the old Ford of the Creek; thence up said ditch S. 46 E. 307 feet to an iron pin a corner with the U. S. Government tract, an original corner of the Poole 260 acre tract; thence with the original line of the said Poole tract S. 43 W. 508 feet to an iron pin a new corner in the original E. line of said 260 acre tract; thence a new line N. 63-27 W. 3674 feet to the end of a culvert under the Capelsie Candor road and the center line thereof; thence a direct line down the center of said culvert to the BEGINNING. containing 100 acres more or less all according to survey and plat by L. M. Johnson dated May 3, 1969 and being 100 acres from the north end of the Caro M. Poole 260 acre McIntyre Tract.

For title reference see Deed Book 150, Page 238, Montgomery County Registry.

For chain of title information, see Book 253, page 241 (Tract One), Montgomery County Registry.

Page 4 of
EXHIBIT A TO DEED

TRACT NO. 7: [Parcel ID No.: 7556-00-74-4202]

Lying and being in Biscoe Township, adjoining the S. J. Smitherman lands and others:

BEGINNING on a red oak now down by three hickories two dogwood and W. O. Pts. 4 poles North of Rocky Branch 4th corner of the Byrd Haywood survey runs thence with its line N. 2 E. 124 poles to a stake, post oak and pine pts. 3rd corner of said survey; thence N. 12 E. 75 poles to a stake 3 R. O. pts, the dividing corner; thence with the dividing line between Gillis and S. J. Smitherman N. 84 W. 160 poles to a post oak by three P. O. pts in Simmons line; thence with and beyond his line S. 3 E. 214 poles to a stake by red oak and pine pts in the Cowers line now Jas. Lewis; thence with his line S. 88 E. 126 poles crossing Rocky Branch four times to the BEGINNING, containing 176 acres, more or less.

Being the Third Tract in the Deed recorded in Deed Book 71, Page 140, Montgomery County Registry.

The purpose of the Deed recorded in Book 71, Page 140, Montgomery County Registry was to convey all the right, title and interest of C. F. McIntyre in and to the estate of K. M. McIntyre and his mother, Nannie T. McIntyre meaning to convey all such interest whether the above boundaries described it all or not, if some land left out the intent of the deed was to embrace all the interest of said C. F. McIntyre in and to the lands formerly owned by his father and mother to all intents and purposes as if fully described by metes and boundaries.

For chain of title information, see Book 253, page 10, and Book 253, page 241 (Tract Two), Montgomery County Registry.

REGISTER OF DEEDS
MONTGOMERY COUNTY
TROY, NORTH CAROLINA

CERTIFICATE OF AUTHENTICITY

This is to certify that the following images are true and accurate reproductions of records originated during the normal course of business by the Montgomery County Register of Deeds Office and that they meet the definition of "duplicate" as described in G.S.8C, Article 10, Rule 1001. It is further certified that any micrographic format created through conversion or duplication of these images complies with the Uniform Photographic Copies of Business and Public Records as Evidence Act, as described in G.S.8-45.1, and forms a durable medium for reproducing the original record. It is also certified that processes exist to prevent the unauthorized creation, addition, alteration, deletion, or deterioration of these images, and that these images were scanned under the direction of the undersigned on the date(s) indicated below.

The records consist of:

CONSOLIDATED LAND RECORDS

The records begin with:

VOLUME: 721 YEAR: 2013 PAGE: 1

and end with:

VOLUME: 721 YEAR: 2013 PAGE: 939

Date scanning began: July 26, 2013

Date scanning ended: August 12, 2013

Scanning Resolution (dpi): 300

Kaye H. Norris By: Shirley Webb, Deputy
Equipment Operator

PARCEL ONE:

Located in Montgomery County, North Carolina. In Biscoe Township, and on the East side of paved Secondary Road Number 1519 approximately one and one half miles east of the community of Capelsie. Adjoining the lands S. H. McCall, U. S. Forest lands, and McIntyre heirs.

BEGINNING in the center of the east end of a culvert carrying Howards branch under paved secondary road number 1519, a corner of a 1969 survey of 100 acres for S. H. McCall. Running thence as the center of the said culvert north 46 degrees and 53 minutes west 22 feet to the center of the said paved road; thence as the center of the said road five courses as follows: South 26 degrees 59 minutes 40 seconds west 76.00 feet, south 20 degrees 56 minutes 30 seconds west 100.00 feet, south 16 degrees 53 minutes west 100.00 feet, south 14 degrees 20 minutes 20 seconds west 100.00 feet, south 13 degrees 42 minutes west 547.00 feet to an iron rod in the center of the said road, also in the center of the intersection of a woods road and a private drive. Said iron rod being also south 26 degrees 51 minutes 40 seconds east 38.25 feet from the northeast corner of a brick column on the west side of the said road and on the north side of the aforementioned private drive. Also south 88 degrees 03 minutes 40 seconds east 35.34 feet from the southeast corner of a like brick column on the south side of the said private drive. Thence as the average center of a woods road on the east side of the paved road as follows: south 60 degrees 30 minutes east 234.45 feet, south 39 degrees and 47 minutes east 259.90 feet, south 47 degrees 07 minutes east 102.20 south 64 degrees 39 minutes 50 seconds east 123.50 feet, north 88 degrees 45 minutes 30 seconds east 132.00 feet, south 40 degrees 25 minutes 30 seconds east 192.90 feet, south 84 degrees 23 minutes 50 seconds east 209.10 feet, south 41 degrees 27 minutes 55 seconds east 148.20 feet to a point between a fork of the said road, south 73 degrees 19 minutes 55 seconds east 216.67 feet to a large spike nail just south of the said road and under the center wire of a recently built power line, and being south 70 degrees 46 minutes 05 seconds west 227.90 feet from a tack in the center support pole of the power line at the point where it turns; thence re-entering the woods road and running as follows, south 62 degrees 50 minutes 55 seconds east 609 feet, south 34 degrees 18 minutes 15 seconds east 306.88 feet, south 45 degrees 25 minutes 15 seconds east 345 feet to a spike in an older portion of said road; thence south 41 degrees 32 minutes 30 seconds east 185.60 feet to an iron rod in the center of the said woods road and in an old line of the tract of which this is a part; thence as the said old line north 48 degrees 10 minutes 30 seconds east 33.24 feet to an iron pipe painted white and beside a U. S. Forest corner among stones; thence as another old line of the tract of which this is a part and as a line of the U. S. Forest lands; the old deed bearing plus an estimated variation north 43 degrees east 1420.00 feet to the line of 100 acres surveyed in 1969. No corner is established at this point and is pending the establishment of the U. S. Forest line; thence as the line of the 1969 100 acres survey N. 63-27 W. 3674.00 feet to the BEGINNING, containing 82.13 acres as calculated by the Double Meridian distance method.

For title reference see Deed Book 174, Page 329, Montgomery County Registry.

PARCEL TWO:

BEGINNING at a pin in the center of Secondary Road #1519, which said pin is located in the center of the intersection of a woods road and a private drive into Laurel Hill Farm, said pin also being the S. E. corner of a tract of land conveyed by C. R. Poole, et ux to S. H. McCall, Jr., et ux by deed recorded in Book 174, Page 329, Montgomery County Registry, said pin also being located S. 88-03 - 40-E. 35.34 feet from the Southeast corner of a brick column on the South side of said private drive; thence as the average center of