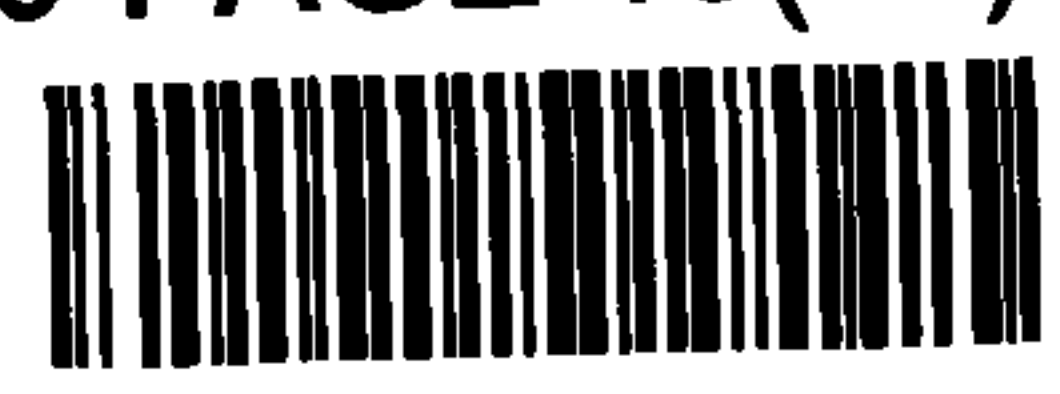


BOOK 819 PAGE 16(38) 357092



Prepared by:
Robert M. Friesen, Esq.
Robbins May & Rich LLP
No Title Exam By Drafting Attorney

This document presented and filed:
12/21/2018 01:36:11 PM

Return To:
Pick-up Ginger
Robert M. Friesen, Esq.
Robbins May & Rich LLP
120 Applecross Road
Pinehurst, North Carolina 28374

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

\$ 118.00 pd
MD

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: -\$0-

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Brief description for the Index: Jordan Timberlands, Inc. Land (Montgomery County)

THIS DEED made this _____ day of December, 2018, by and between

Grantor	Grantee
Jordan Timberlands, Inc. P.O. Box 98 Mount Gilead, NC 27306-0098	Jordan Two, LLC P.O. Box 98 Mount Gilead, NC 27306-0098

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, as a capital contribution and in exchange for membership interests in Grantee, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Montgomery County, North Carolina and more particularly described as follows:

See "Exhibit "A" attached and incorporated by reference hereto.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the properties, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The properties herein conveyed do not include the primary residence of a Grantor.

Tract 9163
Montgomery County
PIN 7513 00 35 9517

EXHIBIT A

A tract or parcel of land lying and being in Mt. Gilead Township, Montgomery County, North Carolina, on the west side of SR 1118, more particularly described as follows:

Beginning at a rebar set in the old road bed, a corner of the Jordan Lumber & Supply, Inc. DB 285 P 386, Thomas Mossberg DB 290 P 33, and Ted Ballard DB 223 P 775, thence with the south line of the Jordan land

N 47° 19' 09" E 2055.50 feet to a P.K. nail set in the corner of SR 1118, thence (7) lines with the center of said SR

S 30° 28' 34" W 808.52 feet to a point in the road, thence

S 30° 29' 41" W 706.33 feet to a point in the road, thence

S 31° 16' 06" W 85.47 feet to a point in the road, thence

S 33° 00' 00" W 244.89 feet to a point in the road, thence

S 34° 17' 43" W 274.13 feet to a point in the road, thence

S 34° 15' 05" W 75.09 feet to a point in the road, thence

S 34° 44' 58" W 62.29 feet to a point in the road, thence leaving the SR and with the corner of the old road

N 34° 04' 24" W 31.88 feet to a nail, thence

N 34° 04' 24" W 156.04 feet to a nail, thence

N 30° 31' 49" W 220.71 feet to a nail, thence

N 29° 08' 44" W 145.77 feet to a nail, thence

N 37° 48' 58" W 72.34 feet to the beginning, containing 15.28 acres more or less, as shown on a plat for Jordan Lumber & Supply, Inc. dated October 16, 1995.

And being the same property conveyed to Jordan Lumber & Supply, Inc. in Deed Book 310, Page 746 of the Montgomery County Registry.

Exhibit "A"
Montgomery County
JT to Jordan Two
Page 11 of 35