

0707
0674

FILED
BLADEN COUNTY
BEVERLY T. PARKS
REGISTER OF DEEDS

BLADEN COUNTY 08-01-2013
NORTH CAROLINA

Real Estate
Excise Tax \$1,620.00

FILED Aug 01, 2013
AT 08:44:24 am
BOOK 00707
START PAGE 0674
END PAGE 0679
INSTRUMENT # 02316

This instrument prepared under
the supervision of and should be
returned after recording to:

Hester, Grady & Hester PLLC
115 Courthouse Drive
Elizabethtown, NC 28337
Attn: Whitley Ward

REVENUE STAMPS: \$1,620.00
PARCEL ID: 26717

SPECIAL WARRANTY DEED

THIS DEED is made as of the ____ day of July, 2013 between **BRUNSWICK TIMBER LLC**, a Delaware limited liability company, whose address is c/o Forest Investment Associates L.P., 15 Piedmont Center, Suite 1250, Atlanta, Georgia ("Grantor"), and **TODD MOORE** ("Grantee"), having an address of 125 Crosscut Lane, Southern Pines, North Carolina 28387.

WITNESSETH:

That Grantor for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto Grantee, their heirs, successors, administrators and assigns, all that tract or parcel of land lying and being in Bladen County, North Carolina and being more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property").

The Property is a portion of the property conveyed to Grantor by Special Warranty Deed from Weyerhaeuser Company, dated as of December 17, 2003 and recorded in Book 537, page 26, Bladen County, North Carolina records.

TO HAVE AND TO HOLD the Property, together with all improvements located thereon, and any and all rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the use, benefit and behoof of Grantee and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, in fee simple.

RECEIVED
DATE 7/31/2013
SIGNATURE *Christy Jones*

Grantor shall warrant and forever defend the right and title to the Property, unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, against the lawful claims of all persons claiming by, through or under Grantor, but no further; and this conveyance and the aforesaid warranty are made subject to those matters listed as permitted title exceptions as set forth on **Exhibit B** attached hereto and hereby made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by proper authority duly given, as of the date and year first above written.

Grantor:

BRUNSWICK TIMBER LLC, a Delaware limited liability company

By: Forest Investment Associates L.P.,
a Delaware limited partnership, its
Manager

By: Forest Investment Associates, LLC., a
Delaware limited liability company, its
general partner

By: Forest Investment Associates, Inc., a
a Georgia corporation , its manager

By: 
Name: Charles L. VanOver
Title: Vice President

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, Kimberly Poe, a Notary Public in and for the State and County aforesaid, certify that Charles E. VanOver, personally appeared this day and being by me duly sworn, says that he is the duly acting and authorized Vice President of Forest Investment Associates, Inc., a Georgia corporation, the manager of Forest Investment Associates, LLC, a Delaware limited liability company, the general partner of Forest Investment Associates L.P., a Delaware limited partnership, the manager of Brunswick Timber LLC, a Delaware limited liability, that he executed the foregoing and annexed instrument for and on behalf of Brunswick Timber LLC, as aforesaid and that he acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed.

Witness my hand and notarial seal this 30 day of July, 2013.

Kimberly Poe
Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires May 8, 2016

[Notary Seal]

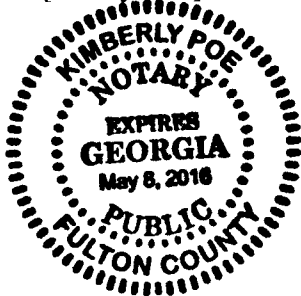


EXHIBIT A

Perry:

That certain tract of land situated in Whites ^{Creek} Township, Bladen County, North Carolina, containing 339.34 acres (exclusive of 6.38 acres in highway right-of-way) and being bounded, now or formerly, on the North by the run of Whites Creek adjoining lands of C. Clark Allen and lands of Victoria Monroe Hairs, and also on the North by lands of Radford E. Allen; on the East by lands of Radford E. Allen, lands of Della Priest, and lands of Russell Harris, Jr.; on the South by lands of Della Priest, lands of Russell Harris, Jr., lands of Mrs. O. P. Hilburn and lands of Ernest Melvin; and on the West by lands of Elbert Atkins, and more specifically described as follows:

BEGINNING at a point marked by an iron re-bar set 8.0 feet South of the center line of soil SR 1716 and 0.46 mile Eastwardly along said SR 1716 from its intersection with SR 1713, said point of beginning being the Southwest corner of lands herein described, and also the Southeast corner of lands of Elbert Atkins as set out in Deed Book 173, page 271; and running thence from said point of beginning and with a line of Elbert Atkins North 04 degrees 44 minutes East 5232.53 feet to a point in the Run of Whites Creek; thence up and with the Run of Whites Creek, an actual traverse being as follows: South 43 degrees 43 minutes East 110.57 feet, South 18 degrees 20 minutes East 143.96 feet, South 52 degrees 36 minutes East 198.43 feet, South 40 degrees 19 minutes East 195.78 feet, North 50 degrees 42 minutes East 224.95 feet, South 51 degrees 52 minutes East 290.48 feet, North 37 degrees 06 minutes East 167.63 feet, South 24 degrees 26 minutes East 194.99 feet, South 69 degrees 03 minutes East 136.14 feet, South 01 degrees 52 minutes East 173.78 feet, North 74 degrees 39 minutes East 87.87 feet, South 47 degrees 53 minutes East 198.01 feet, North 29 degrees 20 minutes East 212.66 feet, South 71 degrees 45 minutes East 70.00 feet, South 17 degrees 48 minutes West 314.79 feet, South 81 degrees 47 minutes East 117.47 feet, South 80 degrees 35 minutes East 215.14 feet, South 16 degrees 39 minutes East 166.93 feet, North 34 degrees 28 minutes East 120.16 feet, South 66 degrees 39 minutes East 133.83 feet, South 81 degrees 20 minutes East 153.96 feet, South 56 degrees 48 minutes East 119.93 feet, South 78 degrees 14 minutes West 137.27 feet, South 10 degrees 31 minutes West 123.00 feet, South 07 degrees 57 minutes East 90.39 feet, South 20 degrees 36 minutes East 87.70 feet, South 81 degrees 47 minutes East 341.70 feet, South 61 degrees 13 minutes East 85.44 feet, North 76 degrees 19 minutes East 107.16 feet to a nail in the center of a bridge where SR No. 1714 crosses the Run of Whites Creek, North 50 degrees 17 minutes East 100.00 feet, South 74 degrees 26 minutes East 162.41 feet to a point in said Run, a corner of Victoria Monroe Hairs land; thence South 04 degrees 21 minutes West 377.0 feet along an old marked line, also a line of Radford E. Allen lands as set out in Deed Book 218, page 311, to a point marked by a new iron pipe; thence North 85 degrees 22 minutes East 524.54 feet along an old marked line, also a line of Radford Allen,

to a point marked by a new iron pipe and old gum pointers; thence North 58 degrees 33 minutes East 230.60 feet with a line of Radford Allen to a point marked by a new iron pipe; thence North 14 degrees 32 minutes East 295.64 feet with a line of Radford Allen to a point marked by a new iron pipe; thence South 00 degrees 56 minutes West 1618.22 feet along an old marked line, also a line of Radford Allen to a point marked by an old concrete monument; thence South 00 degrees 38 minutes East 754.95 feet, with a line of Russell Harris, Jr., to a new iron pipe; thence North 85 degrees 56 minutes West 1060.33 feet along an old marked line, to and with a line of Della Priest, crossing SR No. 1714, to a point marked by an old re-bar; thence South 04 degrees 17 minutes West 1632.89 feet along an old marked line, also a line of Della Priest and then Russell Harris, Jr., to a point marked by an old lightwood stake; thence North 83 degrees 27 minutes West 2943.60 feet along an old marked line, also a line of Mrs. O. P. Hilburn, to and then within the right-of-way lines of SR No. 1716 to the point of beginning, containing a total of 345.72 acres, more or less, or a net of 339.34 acres, more or less, excluding state road rights-of-way, and being as shown on a map entitled "Map of a Survey for Boise Cascade Timberlands - G. G. Perry Tract," dated February 5, 1981, by Lloyd R. Walker, Registered Land Surveyor.

Derivation: Being that same property conveyed to Boise Cascade Corporation by deed recorded in Book 276, Page 632, Registry of Deeds for Bladen County, North Carolina.

EXHIBIT B

Permitted Encumbrances

1. Ad valorem taxes not yet due and payable.
2. Zoning and other land use requirements and restrictions.
3. Rights of third persons and/or public authorities and utilities in and to that portion of the Property located within the boundaries of roads, highways, easements and rights-of-way, whether of record, on the ground, or acquired through prescription.
4. All matters which would be revealed by an accurate survey or inspection of the Property.
5. Riparian rights of others in and to any creeks, rivers, lakes, streams or other bodies of water located on or adjoining the Property.
6. All matters of record.