

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

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Book: 6422 Page: 411 - 413 #Pages: 3

Fee: \$26.00

NC Rev Stamp: \$0.00

Instrument# 2025014052

Excise Tax: \$0.00Parcel Identifier Nos. 00011121, 20000546, 20000545, 98000240Mail after recording to: GranteeThis instrument prepared by: Russell J. Hollers, III, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.Brief description for the Index: 4 Tracts, Bensalem Township**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this 1<sup>st</sup> day of October, 2025, by and between:**GRANTOR**

ITAC 555, LLC

a North Carolina limited liability company

P.O. Box 98

Mount Gilead, NC 27306

**GRANTEE**

Jordan Two, LLC

a North Carolina limited liability company

P.O. Box 98

Mount Gilead, NC 27306

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 Grantee in fee simple all of their right, title and interest in those certain lots or parcels of land situated in Bensalem Township, Moore County, North Carolina, described as follows:

See the attached Exhibit A.

Does any portion of the property include the Grantor's primary residence? ( ) Yes (X) No

The property was acquired by the Grantor by deed recorded in Book 6200, Page 376. See also Book 1637, Page 148; Book 1682, Page 176; Book 5156, Page 495; Book 2519, Page 481; Book 5985, Page 110; and Moore Co. 24E000441-620.

Maps of the property are recorded in Cabinet 5, Slide 176 and Cabinet 2, Slide 235 (Tract 1); Cabinet 8, Slide 166 (Tract 2); Cabinet 18, Slide 129 (Tract 3); and Cabinet 6, Slide 908 (Tract 4).

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances hereto belonging to the Grantee in fee simple; and

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated: all valid and subsisting restrictions, reservations, covenants, conditions, rights-of-ways and easements properly of record, if any, and current year's and subsequent years' *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed on or about the date appearing above.

ITAC 555, LLC

By: Justin Foley (Seal)  
Justin Foley, Manager

STATE OF NORTH CAROLINA )  
COUNTY OF Montgomery )

I, Susan L. Huneycutt, a Notary Public of the State and <sup>Stanly</sup> County named above, do certify that on this 1 day of October, 2025, before me personally appeared Justin Foley, and being duly sworn says that he is the Manager of ITAC 555, LLC, a North Carolina limited liability company, and that he signed the foregoing document on behalf of the company in the capacity indicated and acknowledged the writing to be the duly-authorized act and deed of the company.

Susan L. Huneycutt  
Notary Public

My commission expires: 09/22/2026



Exhibit A

## Legal Description

Tract 1: 475 Charles Road (Parcel ID 00011121)

## TRACT ONE:

BEING ALL THAT CERTAIN 432.62 ACRES AS SHOWN ON A SURVEY FOR THE ESTATE OF VICTORIA G. MARTIN, BENSLEM TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AS RECORDED IN PLAT CABINET 5, SLIDE 176, MOORE COUNTY REGISTRY.

## TRACT TWO:

BEING ALL THAT CERTAIN 59.95 ACRES AS SHOWN ON A SURVEY FOR DAVID BENNETT, BENSLEM TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, AS RECORDED IN PLAT CABINET 2, SLIDE 235, MOORE COUNTY REGISTRY.

SUBJECT TO THE RIGHT OF WAY OF N.C. 705 AND CHARLES ROAD (STATE ROAD 1272)  
AND SUBJECT TO THAT CERTAIN RESTRICTION PROHIBITING COMMERCIAL SWINE OPERATIONS ON THE 432.62 ACRES AS RECORDED IN DEED BOOK 1294, PAGE 016, MOORE COUNTY REGISTRY AND SUBJECT TO 2000 MOORE

Tract 2: NC 705 Hwy (Parcel ID 20000545):

Being that certain 15.63 acre tract as shown on a plat entitled "Map of a Subdivision for Jane P. Suggs, Property of Sandy Ridge Farms Limited Partnership, 15.63 acre parcel, portion of a 210.07 acre tract, Bensalem Township, Moore County, Near Candor, North Carolina", dated November 6, 2000, prepared by Blue: Land, Water, Infrastructure, P.A., as appears of record in Plat Cabinet 8, at Slide 166, to which record reference is hereby made for a more complete description.

Tract 3: 203 Charles Road (Parcel ID 20000546)

BEING all of New Tract 2 containing 64.05 acres, more or less, as shown on that certain map or plat entitled "Minor Subdivision Survey For: Sandy Ridge Farms, Bensalem Township, Moore County, North Carolina" dated May 30, 2019, and prepared by Dan W. Tanner II, L-4787, said plat being recorded in the Moore County Register of Deeds in Plat Cabinet 18, Slide 129.

Tract 4: Johnson Division Lot 14 (Parcel ID: 98000240)

BEING ALL of Lot Number 14 as shown on that survey entitled "Emma Ruth Jones Caviness Johnson Estate, Bensalem Township, Moore County, North Carolina", dated May 20, 1997, by Central Carolina Surveyors, as shown and recorded in Plat Cabinet 6, at Slide 908, Moore County Register of Deeds.