FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
December 21, 2018 04:18:55 PM
Book 5072 Page 207-282
FEE: $270.00
INSTRUMENT # 2018017945



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

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

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 (**Moore 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 Moore 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.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted above.

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

[Signature Page to Follow]

SEAL

JORDAN TIMBERLANDS, INC.

By: _____ (SEAL)
Robert B. Jordan, III, President

STATE OF North Carolina
COUNTY OF Montgomery

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Robert B. Jordan, III	President

☑ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 20 day of December, 2018.

SUSAN L HUNEYCUTT NOTARY PUBLIC STANLY COUNTY, NC

Susan L Huneycutt
Notary Public

Print notary name: Susan L. Huneycutt
(notary name must be exactly as on notary seal)

My commission expires: 09/21/2021

[affix notary seal, which must be fully legible]

TRACT 9033
MONTGOMERY & MOORE COUNTIES

(Known as DeWitt Tract) TRACT #9033

In Star Township, Montgomery County, and in Sheffield Township, Moore County.

TRACT 1: Being located in Star Township, Montgomery County and Sheffield Township, Moore County, North Carolina, and more particularly described as follows:
All that certain tract of land containing eight hundred fifty-one and one-tenth (851.1) acres, more or less, (328.1 acres of which is in Montgomery County, North Carolina), known as the Capel lands of Moore and Montgomery Counties, State of North Carolina, approximately 2 miles East of the Town of Star on both sides of the main line of Norfolk Southern Railway extending from Raleigh to Charlotte, and on both sides of Public Highway extending from Star to Robbins, bounded now or formerly by the Lemmonds lands, the Jordan lands, the Kennady lands, the Williams lands, the Callicutt lands, and the Spencer lands on the North; the Freeman lands, the Davis lands, the Owens lands, on the East; the Melton lands, the Hamilton lands, the Williams lands, the Thomas lands, the Cochran lands, the Dunn lands, the Allen lands on the South; the Dunn lands, and the Allen lands on the West. Said tract of land being more particularly described according to plat prepared by A. L. McNeill, Surveyor, in October and November 1945, said map being recorded in Montgomery County Map Book No. 2 at Page 54, as follows:
BEGINNING at a stake in Star Township, Montgomery County, 25 feet North of the Center of Norfolk Southern Railway, a corner of Davis and Allen, said stake being 2,581.6 feet South 87 degrees 30 minutes West from the beginning corner of a 12.4 acre tract of land sold by W. C. Capel and wife, Rose Capel, to Mrs. Laura Ellen Jordan, by deed dated January 28, 1946, and recorded in the office of the Register of Deeds of Montgomery County, North Carolina, in Book 95 at Page 53, and runs thence South 54 degrees 30 minutes East 302.4 feet to a stake in the head of Cattail Branch; thence with the line of Cattail Branch about South 78 degrees East 1,460 feet, more or less, to a lightwood stake, oak pointers in Cattail Branch; thence North 50 degrees 05 minutes East 429 feet to a stake; thence North 55 degrees 05 minutes East 528 feet to a stake; thence North 59 degrees 05 minutes East 173 feet to a stake in the center line of Norfolk Southern Railway track; thence with the center line of Norfolk Southern Railway track North 87 degrees 30 minutes East crossing Moore-Montgomery County line 1,475 feet to a stake in the center line of said tract; the East corner of said tract sold by William Capel and wife, Rose R. Capel, to Mrs. Laura Ellen Jordan; thence South 71 degrees 40 minutes East 1,632.5 feet to a stake in rock pile, pine and oak pointers; thence North 1 degree 30 minutes East 525 feet to a stake in the center line of Norfolk Southern Railway track; thence North 1 degree 30 minutes East 1,606.1 feet to a stake, passing stake in rock pile in line; thence South 85 degrees 50 minutes East 2,805 feet to a lightwood stake; thence North 13 degrees 10 minutes East 1,300 feet to a lightwood stake oak pointers; thence South 8 degrees 15 minutes East 1,666.5 feet to a stake, oak pointers; thence North 83 degrees 30 minutes East crossing public road and railroad 2,664.4 feet to a stake in rock pile, oak pointers; thence South 7 degrees 50 minutes East 2,763 feet to a lightwood stake, oak pointers; thence South 82 degrees 40 minutes West 2,626.8 feet to a lightwood stake, oak pointers; thence North 7 degrees 05 minutes West 660 feet to a lightwood stake, oak and pine pointers; thence South 82 degrees 43 minutes West 3,395.7 feet to a lightwood stake by rock, oak and dogwood pointers, West of Opossum Branch; thence South 7 degrees 55 minutes East 2,623.3 feet to a stake, oak pointers; thence South 81 degrees 30 minutes West 772.5 feet to a stake, oak and pine pointers; thence South 82 degrees 40 minutes West crossing Moore-Montgomery County line 1,267 feet to a stake in rock pile, oak, hickory and sourwood pointers; thence North 2 degrees 30 minutes West 1,035 feet to a lightwood stake, post oak and pine pointers; thence North 83 degrees 25 minutes West crossing Cattail Branch at approximately 900 feet in all 1,452 feet to a stake in rock pile, oak and hickory pointers; thence South 22 degrees 25 minutes West 44 feet to a stake, oak pointers; thence North 78 degrees 25 minutes West 990 feet to a stake, pine, oak and maple pointers; thence South 58 degrees 30 minutes West 2,310 feet to a stake by three hickory pointers; thence North 1 degree 30 minutes East 3,960 feet to the point of Beginning, containing 851.1 acres, more or less, according to survey and plat thereof made by A. L. McNeill, County Surveyor of Richmond County, North Carolina, in October and November, 1945, which said plat is duly recorded in Montgomery County Registry,

STAR TOWNSHIP, MONTGOMERY COUNTY, AND SHEFFIELD TOWNSHIP, MOORE COUNTY

in Map Book No. 2 at Page 54, to which map book for a more particular description of this property herein described reference is made and by said reference said map is made a part hereof as fully and to the same extent as if attached hereto. EXCEPT for that part shown on said map which has been heretofore conveyed to Mrs. Laura Ellen Jordan, recorded in Deed Book 95 at Page 53 of the Montgomery County Registry.

THIS CONVEYANCE IS MADE SUBJECT to the right of way across said land of Norfolk Southern Railway and highway purposes.

For title reference see deed recorded in Book 230, Page 303, Moore County Registry; Book 113 at Page 426, Montgomery County Registry; see also the Twelfth Tract described in a deed from L. G. DeWitt et al to Sunny Slope Farms, Inc., dated June 30, 1959, and duly recorded in the Montgomery County Registry in Book 114 at Page 249, and Moore County Registry in Book 232 at Page 48.

EXCEPTIONS:

(1) Right of way to Randolph Electric Membership Corporation for maintenance, dated 4/11/46, recorded in Book 179, Page 249.

(2) 50.02 Acres sold to Pioneer Southern by deed dated 5/20/87 recorded in Deed Book 226, Page 131, Montgomery County Registry.

(3) Right of way to Maggie Dunn dated 1986 recorded in Deed Book 220, Page 377, Montgomery County Registry.

(4) Right of way to Maggie Dunn dated 10/13/81 recorded in Deed Book 230, Page 377, Montgomery County Registry.

(4) Right of way to Carolina Power & Light Company dated 11/14/88 recorded in Deed Book 234, Page 390, Montgomery County Registry.

(5) Right of way to Carolina Power & Light Company dated 1/30/87 recorded in Deed Book 224, Page 519, Montgomery County Registry.

(6) Right of Way of Norfolk Southern Railroad as set out after description.

(7) Right of way of public highway extending from Star to Robbins, N. C.

(8) 0.76 of an acre as described in Deed Book 721, Page 134, Moore County Registry, to which reference is made for metes and bounds description.

(9) 100.82 Acres as described in deed recorded in Book 721, Page 134, Moore County Registry, to which deed reference is made for description.

Title References:

See deed from L. G. DeWitt et ux to Jordan Lumber & Supply, Inc. recorded in Deed Book 232, Page 48, Montgomery County Registry. (Description shows approximately 328.1 acres in Montgomery County and the balance in Moore County.
See Deed Book 403, Page 359, Moore County Registry.
See Map Book 2, Page 54, Montgomery County Registry.

EXCEPTION: (continued from above)
(10) Except 4 Acres +- conveyed to D. R. Reynolds Company 5/19/93 by deed recorded in Book 275, Page 120, Montgomery County Registry.

Tract 9033 – Page 3

(1) BEGINNING at a stake and pointer a corner of Lot No. 2, in the Capel Line; thence as that line North 15 West 11 chains to Capel's corner; thence North 75 East 2 chains and 22 links to a stake and pointers, near the east side of a branch; thence South 22 East 22.75 chains to a lightwood stump by two hickory pointers; thence North 80 East 8.50 to a stake by a pine pointers; thence South 10 East 7.70 to a stake and pointer, a corner of Lot No. 2; thence as that line reversed South 75 West crossing a branch 7 chains to the beginning, containing 14 acres, more or less.

For title reference see Book 116 at Page 607, Moore County Registry.

(2) A tract or parcel of land lying and being in Star Township, Montgomery County, North Carolina, being a portion of the "DeWitt Tract" of the Jordan Timberlands, Inc. property located east of Griffin Farm Road, more particularly described as follows:

BEGINNING at a 1 inch iron pipe found at the southeast corner of the BFI Organics, Inc. property (Deed Book 285 Page 646) and being a common corner with the "DeWitt Tract" of the Jordan Timberlands, Inc. property (Deed Book 360 Page 612), and being at the north side of a 60 foot strip reserved by Jordan Timberlands, Inc., and also being N 2° 01' 06" W 60.33 feet from a concrete monument; thence along a line with the BFI Organics, Inc. property N 1° 33' 11" W 935.15 feet to a 1 inch iron pipe found at the northeast corner of the BFI Organics, Inc. property and being another common corner with the Jordan Timberlands, Inc. property, and also being S 89° 55' 14" E 1428.55 feet from a PK nail found in the center of the Griffin Farm Road; thence along a new line with the Jordan Timberlands, Inc. property S 89° 55' 14" E 400.00 feet to a 3/4 inch iron rebar set as a new corner within the Jordan Timberlands, Inc. property; thence along another new line with the Jordan Timberlands, Inc. property S 1° 33' 19" E 978.70 feet to a 3/4 inch iron rebar set as a new corner of the Jordan Timberlands, Inc. property and being on the north side of the aforementioned 60 foot strip reserved by Jordan Timberlands, Inc.; thence along a line generally along the north side of the 60 foot strip N 83° 43' 53" W 402.59 feet to the BEGINNING, containing 8.78 acres, more or less, as shown on a plat for Pioneer Southern, Inc. dated March 3, 2000 by Thomas J. Fields, PLS-2906 which is attached hereto and made a part hereof by reference the same as if fully set out herein.

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Tract 9033- Page 4

Lying on both sides of Cotton Creek.
BEGINNING at a stake 3 oak pointers, and runs South 14 East 43 chains to a blackjack corner, 2 post oaks and pine stump pointers; thence North 76 East 3.37 chains to a stake, 2 dogwoods and 2 oak pointers; thence South 14 East 10 chains to a stake, pine pointers; thence South 12 East 39 chains to a stake, post oak, pine and white oak pointers; thence North 76 West 17.50 chains to a red oak hickory and post oak pointers; thence North 16 West 13 chains to Cotton Creek, maple, ash and gum pointers; thence North 22 West 26.50 chains to a hickory corner, post oak and white oak pointers; thence North 68 East 1.50 chains to a stake, red oak, dogwood pointers; thence North 10 West 21.50 chains to a stake 2 pine pointers; thence South 80 West 2 chains to a pine, 2 hickory pointers; thence North 22 West 22.75 chains to a stake white oak and two ash pointers, thence North 78 East 20 chains to the beginning, containing 163 acres, more or less, and known as the Mark A. Allen one hundred sixty three acre tract.

For title reference see Deed Book 126 at Page 248 and Deed Book 139 at Page 310, Moore County Registry.

THERE IS EXCEPTED FOR THE FOREGOING DESCRIPTION, THE FOLLOWING DESCRIBED TRACT:

Adjoining the lands of John Holder, Fuller Williams and others.
BEGINNING on a stake on the North bank of Cotton Creek, with two poplar pointers and running thence North 12 West with John Holder's and C. B. Bule's, line 14 chains; thence with their line North 14 West 10 chains to a stake, John Holder's corner, also C. B. Bule's corner; thence South 76 West 3.37 chains to a stake, Bule's corner also Fuller William's corner; thence South 12 East 23 chains to the North bank of Cotton Creek; thence up the North bank of Cotton Creek 3.5 chains to the beginning, containing 8 acres, more or less.

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