

355 R/S
Return to Grantee

001347

BOOK 914 PAGE 515

Prepared by George C. Bower, Jr.
Poisson, Poisson, Bower & Clodfelter, Attorneys At Law

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

THIS SPECIAL WARRANTY DEED, made this the 23rd day of January 2002,

by **Edwards Land & Timber, LLC**, a North Carolina Limited Liability Company

of: Union County, North Carolina

grantor (whether one or more);

CHATHAM COUNTY NC 02/01/2002
\$355.00

to **Tarheel Land & Timber, Inc.**



Real Estate
Excise Tax

of P. O. Box 33
Moncure, N. C. 27559

grantee (whether one or more),

FILED
2002 FEB - 1 A 9 47
REGISTERED DEEDS
CHATHAM COUNTY, N.C.

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 that certain lot or parcel of land situated in _____ Township, Chatham County, North Carolina and more particularly described as follows:

BEING ALL of a tract containing 108.94 acres, more or less, as shown on a plat thereof entitled "Moffitt Tract" and recorded in Plat Book 20, Page 45, Chatham County Registry, which plat shows total acreage of 109.56 acres less as cemetery exception of 0.62 acre.

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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

SEE EXHIBIT "B" ATTACHED

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

EDWARDS LAND & TIMBER, LLC

EDWARDS TIMBER COMPANY, INC.
Sole member / manager of Edwards Land & Timber, LLC

By: Jeffrey G. Edwards (SEAL)
Jeffrey G. Edwards, President of
Edwards Timber Company, Inc.

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

I, MARY ANNE MCINNIS a Notary Public, certify that Jeffrey G. Edwards personally came before me this day and acknowledged that he is President of Edwards Timber Company, Inc. the sole member and manager of Edwards Land & Timber, LLC, a North Carolina Limited Liability Company, and that he as President of Edwards Timber Company, Inc., being authorized to do so, executed the foregoing on behalf of the Company.



my hand and notarial stamp or seal this 28th day of JANUARY, 2002.

Mary Anne McInnis
Notary Public

My Commission Expires: 10-16-2005

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

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 this document.

Register of Deeds- _____ County

EXHIBIT "B"

1. Matters of zoning and local land use ordinances and regulations affecting the property, as well as any state/federal law matters restricting the use of any portion of the subject property which may be designated as "wet lands" or "flood zone";
2. Matters of record, licenses, cemeteries, and access thereto, easements, rights of ways, conditions and restrictions affecting the property;
3. Subject to all outstanding oil, gas and other mineral and/or royalty rights, interests and leases of record;
4. All matters which would be revealed by a current and accurate survey of the property, including but not limited to the location of boundary lines, improvements and encroachments, if any;
5. Subject to rights of others in and to the free and uninterrupted flow of creeks or streams adjoining or running through the property; and
6. Current year's ad valorem taxes and rollback taxes, if any.

SAVING, RESERVING AND EXCEPTING from the above described property is the following:

1. This conveyance is subject to the reservation of Telecommunication rights as set forth in that certain deed dated June 25, 2001, from SP Forests, LLC, to Edwards Land & Timber, LLC and recorded in Book 878, Page 613, Chatham County Registry.
2. The reservation by International Paper Company of an undivided fifty percent (50%) royalty interest for a forty (40) year period in the oil, gas, hydrocarbons and mineral substances and said reservations are more particularly described in a deed from International Paper Company dated June 25, 2001 and recorded in Book 878, Page 600 Chatham County Registry. It is understood that the Grantor herein has been granted an option for a period of ten (10) years from this date to purchase all but not less than all of the minerals in which real property is located at the rate of \$25.00, per acre and further that of the Grantor exercises its option to purchase mineral rights in any of the real property in a County, it must purchase all of the mineral rights reserved by International Paper Company reserved in that County. In the event the Grantor exercises that option for the County herein then the Grantee herein shall have the option of purchasing the mineral rights for the property described herein for \$25.00 per acre, provided, however, the grantee must purchase all of the mineral rights for the tracts described in this deed.

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of MARY ANNE MCINNIS, Notary(ies)

Public is (are) certified to be correct. This instrument was presented for registration at 9:47 o'clock
a.m., on February 1, 2002 and recorded in Book 914 Page 515.

REBA G. THOMAS,
REGISTER OF DEEDS FOR CHATHAM COUNTY

By [Signature]
Assistant - Register of Deeds