

FILED Oct 18, 2018  
AT 12:19:28 PM  
BOOK 02013  
START PAGE 0928  
END PAGE 0930  
INSTRUMENT # 10716  
EXCISE TAX \$0.00

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0

Parcel Identifier No. 9615 00 17 2698 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Manning, Fulton & Skinner, P.A., P.O. Box 20389, Raleigh, NC 27619

This instrument was prepared by: Alison R. Cayton of Manning, Fulton & Skinner, P.A

Brief description for the Index: 86.4 acres Chatham County

THIS DEED made this 16 day of October, 2018, by and between

GRANTOR	GRANTEE
KEISLER GROUP, LLC, a North Carolina limited liability company	FALLOW WYNNS + LLC, a North Carolina limited liability company
3006 River Forks Road Sanford, NC 27330	3006 River Forks Road Sanford, NC 27330

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, 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 the Oakland Township, Chatham County, North Carolina and more particularly described as follows:

BEING that certain tract or parcel of land containing 86.4 acres, more or less, as shown on map or plat dated May 24, 1960, by Eakes and Johnson, Registered Land Surveyors, and being the identical tract conveyed by Ralph B. Jordan and wife, Gladys S. Jordan to Grantors by deed dated May 24, 1960, and recorded in Record of Deeds Book 263, commencing at page 283, Chatham County Registry, at 3:05 PM on June 3, 1960, which deed is incorporated hereby by this reference thereto.

969980.ARC.11224.T25704  
NC Bar Association Form No. 6 © 1/1/2010  
Printed by Agreement with the NC Bar Association

submitted electronically by "Manning Fulton & Skinner, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1815, Page 759, Chatham County Registry.

All or a portion of the property herein conveyed \_\_\_ includes or X does 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, other than the following exceptions:

This property is conveyed subject to ad valorem taxes for 2018 and subsequent years and to enforceable easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[signature page to follow]

KEISLER GROUP, LLC

By: Clyde A. Keisler, Jr.

Print/Type Name & Title: Clyde A. Keisler, Jr., Manager

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Clyde A. Keisler, Jr. personally came before me this day and acknowledged that he is a Manager of Keisler Group, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 16 day of October, 2018.

My Commission Expires: 10-22-19  
(Affix Seal)

Janet W. Harris  
Janet W. Harris Notary Public  
Notary's Printed or Typed Name

