



The property herein conveyed does not include the primary residence of the 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Ad valorem taxes for the year 2019 and subsequent years not yet due and payable.
- 2. All easements, covenants, restrictions, and rights of way of record.
- 3. Such matters and conditions as would be revealed by a current accurate survey of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set her 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 TIMBER COMPANY, INC

By Jeffrey G. Edwards (SEAL)  
Jeffrey G. Edwards, President

STATE OF NORTH CAROLINA  
COUNTY OF Union

I, Cheryl C Wallace, a Notary Public of the County and State aforesaid, certify that Jeffrey G. Edwards, President of Edwards Timber Company, Inc. personally appeared before me this day and acknowledged that he is President of Edwards Timber Company, Inc., a corporation, and that he, as President of Edwards Timber Company, Inc. being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 29 day of April, 2019.

Cheryl C Wallace  
Notary Public

My commission expires: July 24, 2023

