

Deed Book Index

TIP No: 17BP.7.R.80

Project No: 67-0023

County(s): ORANGE

Project LS # 07-13-096

Description: Bridge # 221 on SR 1508 over South Fork Little River

Property Owners	Deed Book / Page Num	Page Num
Noel W. Bradsher	12-E-18 /	-
Cornpatch, LLC.	5184 / 394	3
Forrest T Franklin, Jr.	1869 / 447	7
Mary R Myones	11-E-563 / Null	-

Property List

TIP # 17BP.7.R.80 Project #: 67-0023 County(s): ORANGE			
Property Owners	Tax Parcel	DB / Page #	Address

Noel W. Bradsher	9869539180	12-E-18 /	645 Charlie Monk Rd,Hurdle Mills , NC 27541-7837
Cornpatch, LLC.	9869421135	5184 / 394	823 Hawkins Rd.,Cedar Grove , NC 27231
Forrest T Franklin, Jr.	9869531955	1869 / 447	2943 Canter Dr. ,Hillsborough, NC 27278
Mary R Myones	9869343178	11-E-563 / Null	2119 Planttion Bend Dr. ,Sugarland, TX 77478



AR

20110707000137810 DEED
Bk:RB5184 Pg:394
07/07/2011 09:36:31 AM 1/4

FOR MULTIPLE PIN SHEET

SEE BOOK 5184 PAGE 393

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$28.00
NC Real Estate TX: \$.00



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: --0--

Parcel Identifier No _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Stephen B. Miller, ALEXANDER, MILLER & SCHUPP, L.L.P. (without
Brief description for the Index: _____ title examination

THIS DEED made this 7th day of July, 2011, by and between

GRANTOR
CLYDE TOMMY ROBERTS (unmarried)
823 Hawkins Road
Cedar Grove, NC 27231

GRANTEE
CORNPATCH, LLC
(a North Carolina limited liability company)
823 Hawkins Road
Cedar Grove, NC 27231

Enter in appropriate block for each party: name, 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 City of _____, _____ Township, Orange County, North Carolina and more particularly described as follows:

See attached EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:
Ad valorem taxes for the current year
All restrictions and easements of record



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

(Entity Name)
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP
State of North Carolina - County of Orange
I, the undersigned Notary Public of the County and State aforesaid, certify that Clyde Tommy Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of July, 2011.
My Commission Expires: 4/26/2016
[Signature]
Notary Public

USE BLACK INK ONLY

SEAL-STAMP
State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____

Notary Public

USE BLACK INK ONLY

SEAL-STAMP
State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____

Notary Public

USE BLACK INK ONLY

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 the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A



TRACT 1 (PIN: 9869-35-8418):

BEGINNING at a rock, Wm. Faucett's corner on Davis Jordan's line; thence with said Faucett's line South $1/4^\circ$ West 28 chains and 64 links to a stake, Mrs. W. L. McDade's corner in the West side of a branch; thence her line South $89\frac{1}{2}^\circ$ East 24 chains and 30 links to a stake her corner on the South side of a road; thence North $\frac{1}{2}^\circ$ East with her line 28 chains and 70 links to a rock her corner; thence her line and Davis Jordan's line North $89\frac{1}{2}^\circ$ West 28 chains and 70 links to the 1st station, containing 70 acres, more or less, this being the tract of land formerly William Parker Tract, and the same being First Tract described in Deed from Annie E. Scott (Widow) *et al.* to H. T. Scott *et al.*, dated December 5, 1945, recorded in Deed Book 122, Page 338, in the Office of the Register of Deeds of Orange County; and

TRACT 2 (PIN: 9869-22-8133):

All of those certain tracts or parcels of land containing 146 acres, more or less, as described in deeds dated May 22, 1937 and May 24, 1937 and recorded in Book 105, Pages 420 and 421 in the Orange County Registry, Hillsborough, North Carolina on June 2, 1937, SAVE AND EXCEPT 62.7 acres, more or less, as described in that deed recorded in Book 460, Page 258, Orange County Registry, Hillsborough, North Carolina on April 10, 1984; and

TRACT 3 (PIN 9869-42-1135):

BEGINNING at a point in the center of N.C. Sec. Rd. #1508 (known as Hawkins Rd.), said beginning point being the common corner between the property of Clyde Taylor Roberts and property of Jeff Roberts; thence from said beginning point in a westerly direction along the center line of said public road a distance of 750 feet to a new corner in the center of said road; thence a new line in a southerly direction running parallel to the West line of the Jeff Roberts property a distance of 630 feet to another new corner; thence another new line in a westerly direction running perpendicular to the said West line of the said Jeff Roberts property a distance of 210 feet to another new corner; thence another new line running in a northerly direction and parallel to the said West line of said Jeff Roberts property a distance of 400 feet to another new corner; thence another new line in a westerly direction running perpendicular to the said West line of said Jeff Roberts property a distance of 140 feet to another new corner; thence another new line in a southerly direction running parallel to the said West line of said Jeff Roberts property a distance of 670 feet to another new corner; thence another new line in a westerly direction running perpendicular to the West line of the property of Russell & Jack Roberts, a distance of 300 feet to another new corner; thence another new line in a southerly direction and running parallel to the West line of said Russell & Jack Roberts property a distance of approximately 1,400 feet to a new point in the North line of other property owned by Russell & Jack Roberts; thence along the North line of that property in an easterly direction a distance of approximately 1,400 feet to the original Southeast corner of the Clyde Taylor Roberts property in the property line of said Russell & Jack Roberts property; thence along the West lines of the properties of Russell & Jack Roberts and the property of Jeff Roberts North 2° East (according to J. Ralph Weaver, Co. Surveyor, dated 5-18-37) a distance of 2,261 feet to the beginning point, containing 62.70 acres, more or less, and being the same property described in that deed from Clyde Taylor Roberts and wife, Annie Knight Roberts, to Clyde Tommy Roberts dated April 9, 1984 and recorded in Book 460, Page 258,

Orange County Registry (and in which Clyde Taylor Roberts and Annie Knight Roberts reserve unto themselves, for and during their joint and several lives, all tobacco poundage and/or acreage allotments on the 62.70 acres therein conveyed); and



TRACT 4 (PIN 9869-25-2097):

BEGINNING at rock and pointers, Northwest corner of Jeff Roberts tract, and running thence with the line of John Hawkins and Henry Parker and Ed Parker North 00° 10' East 2600 feet to stake and rock, corner with Jordan tract; thence with Jordan line South 89° East 607 feet to a stake; thence South 00° 25' West 2698 feet to a stake in the line of Jeff Roberts; thence with Jeff Roberts line West 585 feet to the point of BEGINNING, and containing 34.5 acres, more or less, and being the Western half of the tract formerly belonging to Ed Torian; and

TRACT 5 (PIN 9869-64-0429):

BEING all of Tract #2 and containing 82.70 acres, more or less, as per plat of survey entitled "Property Surveyed for Clyde Tommy Roberts" by ENT Land Surveys, Inc., dated July 6, 2006, said plat of survey being recorded in Plat Book 102, Page 74 of the Orange County Registry, to which plat reference is hereby made for a more particular description of the same; and

TRACT 6 (PIN 9868-10-4273):

Being all of Lot No. 1, containing 2.55 acres, more or less, according to the plat of survey by Clalemyn Parker, Inc., dated May 18, 1998, and entitled "Final Plat Property Surveyed for TOMMY ROBERTS," and recorded in Plat Book 81, Page 177, Orange County Registry, which plat is incorporated by reference for a more particular description of same; and

TRACT 7 (PIN 9864-96-7153):

BEGINNING at a stake located at the intersection of the south side of the right-of-way for West King Street and the east side of the right-of-way for Wake Street and commencing from said point along and with the south side of West King Street North 89° 29' 40" East 165 feet to a stake; thence South 0° 1' 20" East 180.4 feet to a stake; thence South 89° 58' 40" West 165 feet to a stake in the east side of the right-of-way of Wake Street; thence North 0° 1' 20" West 179.01 feet, all as shown on the survey of ENT Land Surveys, Inc., dated March 24, 1986 and revised April 13, 1986 and being all that property conveyed to J. W. Richmond and wife, Margaret Richmond, by deed recorded in Book 105, Page 341, Orange County Registry.

Drawn by: C. D. Hogue, III, 110 West Margaret Lane, Hillsborough NC 27278
Mail to: Grantee
STATE OF NORTH CAROLINA

EXECUTORS DEED

COUNTY OF ORANGE BOOK 1869 PAGE 447

THIS DEED is dated the 2nd day of February, 1999, and is by and between SAMUEL E. COLEMAN, Executor of the Estate of Carl W. Crabtree (Orange County 97-E-17), hereinafter called Grantor, and FORREST T. FRANKLIN, JR., unmarried, hereinafter called Grantee, and who has a mailing address of: 1028 Hawkins Road, Cedar Grove, North Carolina 27231.

NOW, THEREFORE, in consideration of the TEN DOLLARS and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has given, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in described as follows:

Lying and being in Cedar Grove Township, Orange County North Carolina and consisting of 25.44 acres, more or less, as shown on the plat of the survey by Alois Callemyn (L-2544) dated July 31, 1997, entitled - Property Surveyed for ESTATE OF CARL CRABTREE - and recorded in Plat Book 80 at page 188 of the Orange County Registry.

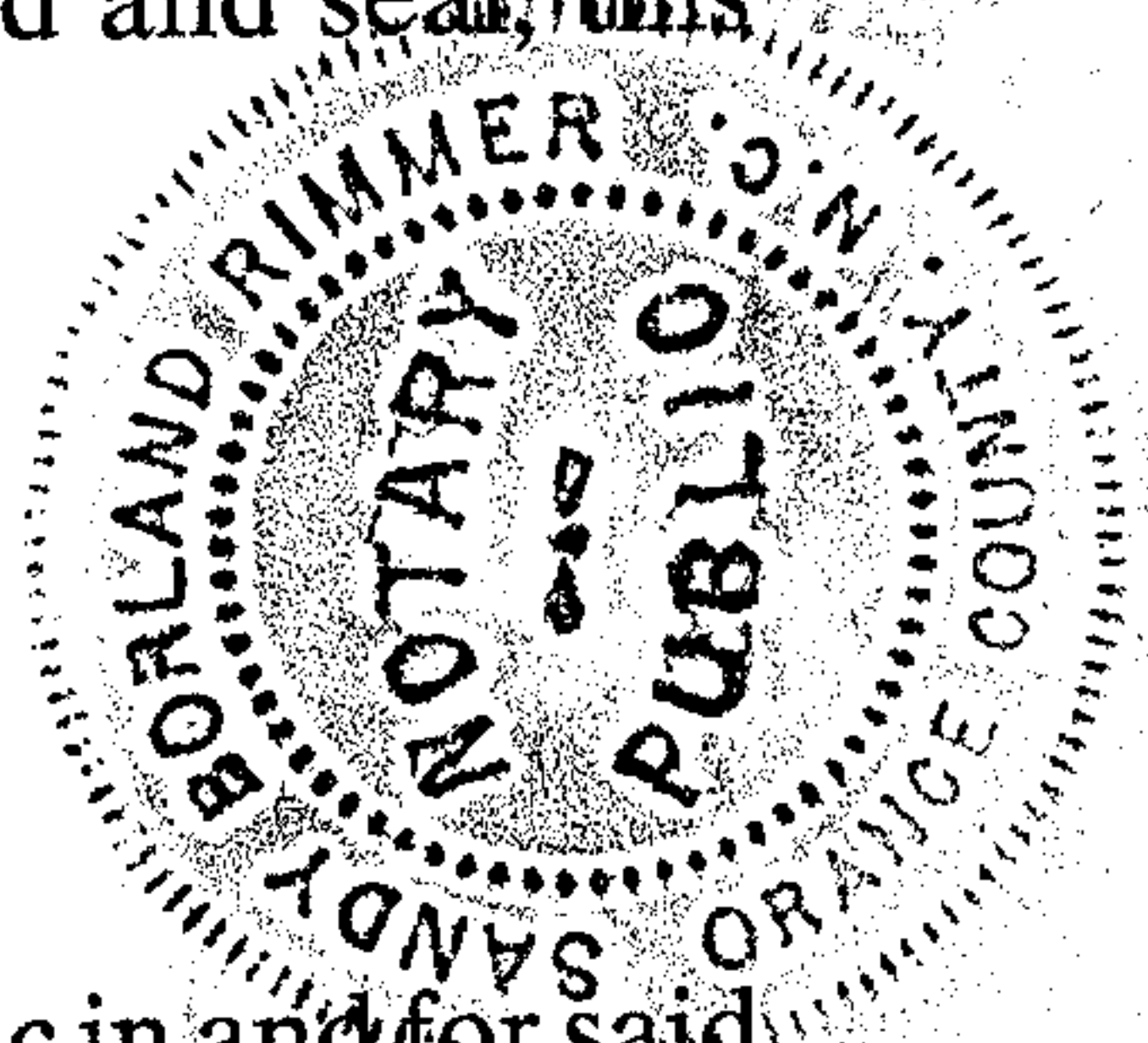
PIN # 9869-53-1955 (TM 2.20..4)
mAB

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

TO HAVE AND TO HOLD said lands and premises, together with all privileges thereunto belonging to the Grantee and his heirs and assigns in as full and ample a manner as Grantor is authorized and empowered to convey the same.

IN WITNESS WHERETO, the Grantor has hereunto set his hand and seal, this the day and year first above written.

[Signature], Executor {SEAL}
SAMUEL E. COLEMAN,
Executor of the Estate of Carl W. Crabtree



STATE OF NORTH CAROLINA, COUNTY OF Orange
I, Sandy Borland Rimmer a Notary Public in and for said County and State, hereby certify that SAMUEL E. COLEMAN, Executor of the Estate of Carl W. Crabtree, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, for the intents and purposes therein expressed.

WITNESS my hand and notarial seal, this 2nd day of February, 1999.
My commission expires: 11/11/2002
[Signature]
NOTARY PUBLIC

STATE OF NORTH CAROLINA, ORANGE COUNTY

The foregoing certificate(s) of Sandy Borland Rimmer A Notary (~~or Notaries~~) Public of the designated governmental units is (~~are~~) certified to be correct. Filed for registration this the 4th day of Feb., 1999, in record book 1869 at page 447 at 4:33:10 o'clock P M.

Joyce H. Pearson By: Linda Clayton
REGISTER OF DEEDS Assistant, Deputy Register of Deeds

ORANGE COUNTY
9

02/04/1999

\$344.00



Real Estate
Excise Tax

FILED

04 FEB 1999, at 04:33:10pm
Book 1869, Page 447 - 447
Joyce H. Pearson
Register of Deeds,
Orange County, N. C.