

(8) RP 240.00
RS 4250.00



Doc ID: 003753390008 Type: CRP
Recorded: 01/20/2015 at 04:23:30 PM
Receipt#: 2014-00004517
Fee Amt: \$4,276.00 Page 1 of 8
Revenue Tax: \$4,250.00
Instr# 201400005831
Halifax, NC
Judy Evans-Barbee Register of Deeds

BK 2459 PG 630-637

✓
WWW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 4250.00

Parcel Identifier No. 02-00353 & 02-00271 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Steven Carr, Ellinger & Carr, PLLC, 2840 Plaza Place, Suite 200, Raleigh, NC 27612

This instrument was prepared by: Steven Carr, Ellinger & Carr, PLLC, 2840 Plaza Place, Suite 200, Raleigh, NC 27612 without title examination or opinion

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of January, 2015 by and between

GRANTOR

GRANTEE

Roanoke Timberlands, LLC, a North Carolina limited liability company
2840 Plaza Place, Suite 104
Raleigh, NC 27607

Airlie Thorne Farms, LLC, a North Carolina limited liability company

11841 Aberdeen Landing Lane
Midlothian, VA 23113

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 Butterwood Township, Halifax 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 2266, Page 320-322.

All of a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

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:

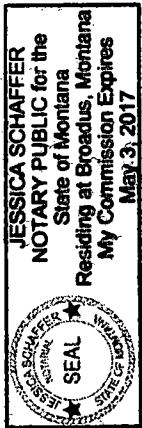
- Ad valorem taxes for the current year
- Easements, right of ways, and restrictions which may appear of record, and
- Covenants of record if applicable.

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

Roanoke Timberlands, LLC
(Entity Name)
By: William H. Thorne
Print/Type Name & Title:
William H. Thorne, Manager

SEAL-STAMP

State of Montana, Powder River County



I, a Notary Public of the County and state aforesaid, certify that William H. Thorne, Manager of Roanoke Timberlands, LLC personally appeared before me this day and acknowledged the voluntarily execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official seal, this 12th day of January, 2015.

My commission expires:

05-03-17

Jessica Schaffer
Printed
Jessica Schaffer

Notary Public

Name

EXHIBIT A

TRACT ONE

BEGINNING AT COMMON CORNER WITH BLAIR KELLY (NOW OR FORMERLY) WHICH CORNER IS THE POINT WHERE THE CENTERLINE OF JOHN'S BRANCH AND BEN'S CREEK (A.K.A. LITTLE FISHING CREEK) INTERSECT; THENCE ALONG A COMMON LINE WITH BLAIR KELLY (NOW OR FORMERLY) N 77°50'40" E 1135.77 FEET TO A FENCE CORNER; THENCE CONTINUING WITH THE BLAIR KELLY LINE S 78°39'20" E 1554.73 FEET TO THE CENTERLINE OF SR 1308 (STANSBURY ROAD); THENCE CONTINUING S 78°39'20" E 386.68 FEET TO A FENCE CORNER; THENCE ALONG A COMMON LINE WITH DONNA H. LILES (NOW OR FORMERLY) S 62° 39'20" E 3596.84 FEET TO A POINT; THENCE S 89°09'20" E 86.00 FEET TO A POINT, THENCE S 83° 20'40" E 189.00 FEET TO A FENCE CORNER IN A COMMON LINE WITH WILLIAM D. ALSTON (NOW OR FORMERLY); THENCE ALONG THE COMMON LINE WITH WILLIAM D. ALSTON AND MARY LIETTIE ALSTON (BOTH NOW OR FORMERLY) S 19° 39'20" E 2437.00 FEET TO A POINT IN THE CENTERLINE OF SR 1309 (SPRUILLS BRIDGE ROAD); THENCE CONTINUING S 19° 39'20" E ALONG A COMMON LINE WITH LINWOOD R. ALSTON (NOW OR FORMERLY) 2121.00 FEET TO A CHOPPED TREE; THENCE N 82°29'20" W 749.66 FEET ALONG A COMMON LINE TO A COMMON CORNER WITH GEORGE ARNOLD POWELL (NOW OR FORMERLY); THENCE ALONG ANOTHER COMMON LINE WITH GEORGE ARNOLD POWELL S. 02° 44'43" E 1722.87 FEET TO ANOTHER CORNER WITH POWELL; THENCE ALONG A COMMON LINE WITH VIRGINIA LEE NEAL (NOW OR FORMERLY) S 53° 14'47" W 467.92 FEET TO A COMMON CORNER WITH VIRGINIA LEE NEAL SAID CORNER BEING MARKED BY A METAL BLADE; THENCE ALONG ANOTHER COMMON LINE WITH VIRGINIA LEE NEAL (NOW OR FORMERLY) S 16°26'02" E 829.08 FEET TO ANOTHER METAL BLADE; THENCE S 22°32'21" E 196.42 FEET TO A POINT IN THE CENTERLINE OF AIRLIE DEAD END ROAD; THENCE ALONG THE CENTERLINE OF SAID AIRLIE DEAD END ROAD THE FOLLOWING BEARING AND DISTANCES; S 45°29'44" W 171.16 FEET TO A POINT ; THENCE S 48° 53'01" W 207.29 FEET TO A POINT; THENCE S 49°38'33" W 354.42 FEET TO A POINT; THENCE S 63°31'38" W 795.54 FEET TO A POINT; THENCE S 65° 55'28" W 311.59 FEET TO A POINT MARKING THE END OF AIRLIE DEAD END ROAD; THENCE A NEW LINE N 84° 00'58" W 2486.29 FEET TO A POINT IN LITTLE FISHING CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK, SAID CENTERLINE HAVING THE FOLLOWING REFERENCE LINES TO VARIOUS POINTS IN THE CENTERLINE OF LITTLE FISHING CREEK TO WIT: N 70°19'07" W 798.69 FEET; N 35°08'43" W 472.01 FEET; N 33°38'33" E 734.81 FEET; N 24°44'32" W 484.53 FEET; S 75° 16'05" W 519.14 FEET; N 01°35'50" W 1040.57 FEET; N10°34'08" W 776.78 FEET; THENCE LEAVING THE CENTERLINE OF SAID CREEK S

90°00'00" W 445.15 FEET TO A POINT; THENCE N 78°12'16" W 215.25 FEET TO A POINT; THENCE N 40°11'43" W 212.74 FEET TO A POINT; THENCE N 06°09'38" W 211.53 FEET TO A POINT IN THE SOUTHEASTERNMOST RIGHT OF WAY OF SPRUILLS BRIDGE ROAD; THENCE ALONG A CURVE WITH A RADIUS OF 581.96 FEET, A LINEAR DISTANCE OF 312.51 FEET, A CHORD DISTANCE OF 308.77 FEET AND A CHORD DIRECTION OF N 45°02'23" E; THENCE N 31°44'49" E 381.09 FEET TO A POINT; THENCE N 06° 15'10" E 27.54 FEET TO A POINT; THENCE N 03°11'46" W 62.78 FEET TO A POINT IN THE CENTERLINE OF LITTLE FISHING CREEK; THENCE N 23°01'55" W 28.15 FEET TO A POINT IN THE CENTERLINE OF LITTLE FISHING CREEK THENCE ALONG THE CENTERLINE OF LITTLE FISHING CREEK THE FOLLOWING REFERENCE LINES TO VARIOUS POINTS IN THE CENTERLINE OF LITTLE FISHING CREEK, TO WIT: S 45°22'53" W 370.30 FEET; N 22°13'08" W 699.75 FEET; N 33°50'50" W 701.36 FEET; N 15°42'33" W 818.99 FEET; N 06°24'31" W 1455.83 FEET; N 06°55'17" W 760.69 FEET; N 58°07'32" W 387.78 FEET; N 17°43'20" E 707.79 FEET; N 03°09'02" E 552.23 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING APPROXIMATELY 1304 ACRES WHICH ACREAGE INCLUDES APPROXIMATELY 14 ACRES OF RIGHTS OF WAYS ALL AS SHOWN ON A CERTAIN DEED PLAT MAP PREPARED BY JOHN A. EDWARDS AND COMPANY, CONSULTING ENGINEERS DATED OCTOBER 21, 2008 AND REVISED NOVEMBER 24, 2008.

TRACT TWO:

BEGINNING AT A POINT IN THE CENTERLINE OF NC HWY. #4, SAID POINT BEING MARKED BY A RAILROAD SPIKE AND BEING A COMMON CORNER WITH CHRISTINA J. SQUIRE (NOW OR FORMERLY); THENCE ALONG THE CENTERLINE OF SAID NC HWY. #4 N 08°20'36" E 124.22 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE ALONG A CURVE WITH A RADIUS OF 1,200 FEET, A LINEAR DISTANCE OF 429.60 FEET, A CHORD DISTANCE OF 427.31 FEET, A TANGENT OF 217.12 AND A CHORD DIRECTION OF N 01°54'45" W A POINT IN THE CENTERLINE OF SAID NC HWY. #4; THENCE CONTINUING ALONG THE CENTERLINE OF SAID NC HWY. #4 N 12°10'07" W 256.82 FEET TO ANOTHER RAILROAD SPIKE; THENCE LEAVING SAID CENTERLINE S 86°11'10" W 30.32 FEET TO CALCULATED POINT IN THE WESTERNMOST RIGHT- OF- WAY OF SAID NC HWY. #4; THENCE S 86°11'10" W 400.44 FEET TO A CALCULATED POINT; THENCE N 12°10'07" W 478.79 FEET TO AN EXISTING IRON REBAR; THENCE S 77°36'26" W ALONG A COMMON LINE WITH DEWEY S. ISLES (NOW OR FORMERLY) 1558.51 FEET TO AN EXISTING IRON REBAR; THENCE S 52°15'29" W 1534.05 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A COMMON LINE WITH WILLIAM D. ALSTON (NOW OR FORMERLY) S 36°34'30" E 124.70 FEET TO AN EXISTING IRON PIPE; THENCE, ALONG A COMMON LINE WITH ERIC W. ADDINGTON (NOW OR FORMERLY) N 87°39'54" E 2,366.82 FEET TO AN EXISTING IRON PIPE; THENCE

ALONG A COMMON LINE WITH CHRISTINA J. SQUIRE (NOW OR FORMERLY) N 87° 36'09" E 847.96 FEET TO AN EXISTING IRON PIPE IN THE WESTERNMOST RIGHT-OF-WAY OF NC HWY. #4; THENCE, N 87° 29'14" E 30.05 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 65.93 ACRES ACCORDING TO SURVEY DATED 10/28/08 PREPARED BY JOHN A. EDWARDS & COMPANY, CONSULTING ENGINEERS.

UNOFFICIAL



SO ORDERED.

SIGNED this 4 day of August, 2014.

Randy D. Doub
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NORTH CAROLINA
WILMINGTON DIVISION

IN RE: CASE NO. 13-05774-8-RDD
ROANOKE TIMBERLANDS, LLC, Chapter 11
Debtor-in-Possession

**ORDER AUTHORIZING PUBLIC AUCTION OF REAL PROPERTY FREE
AND CLEAR OF ALL LIENS; POSSIBLE §506(c) SURCHARGE;
AND COMPENSATION TO AUCTIONEER**

THIS MATTER came on before the Court upon the Motion of Roanoke Timberlands, LLC, the Debtor-in-Possession in the above captioned case, for entry of an order authorizing the Public Auction of Real Property Free and Clear of All Liens, (11 U.S.C. §363(f) and (h)) And Compensation to Auctioneer by Debtor. Based upon the Motion, Notice of same with opportunity to be heard, this Court finds that said Public Auction of Real Property is in the best interest of the estate.

IT APPEARING that among the assets of the Debtor are the following real property and improvements with the following descriptions:

- A. Land and Timber, 65.18± acres; Location: Hwy 4, Halifax County, NC; and
- B. Land and Timber, 1,290± acres; Location: Stansbury Road, Halifax County, NC

[hereinafter collectively referred to as the "Real Property"]

IT FURTHER APPEARING that each of the properties are encumbered by the statutory lien of the Halifax County Tax Collector.

IT FURTHER APPEARING that each of the properties are further encumbered by the lien of Coastal Federal Credit Union.

IT FURTHER APPEARING that the lienholders, interested parties and creditors have been duly noticed with opportunity to be heard and no objections have been filed within the

response time allotted by the Bankruptcy Code, the Bankruptcy Rules and this Court.

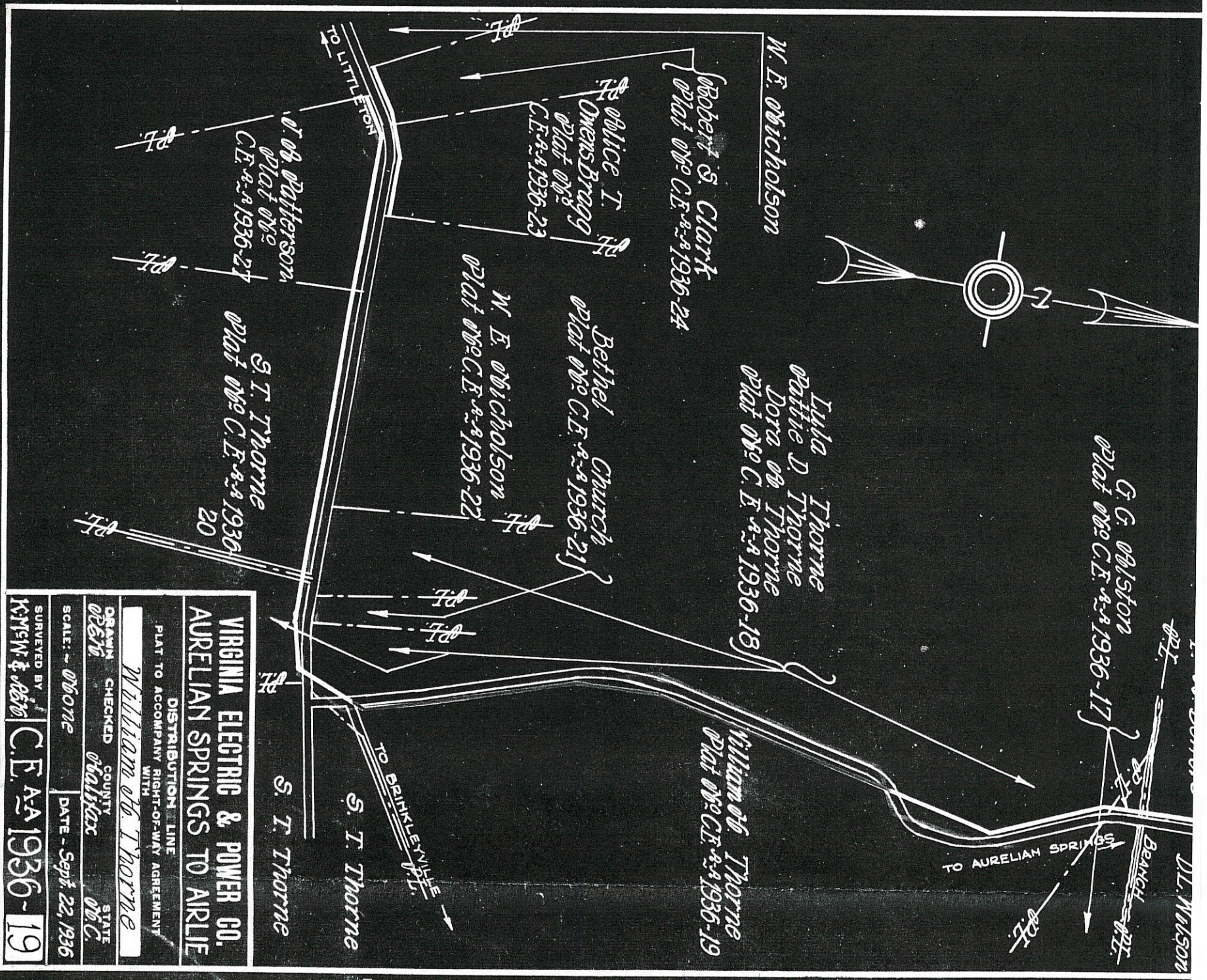
NOW THEREFORE, IT IS ORDERED that Debtor is hereby authorized to sell the above described Real Property at public auction, including but not limited to the above liens and co-tenant interests, with the rights of lien creditors being transferred to the proceeds of sale in their respective priority as determined and marshaled by the Court pursuant to §363(f) and (h), and §506(c), and to pay Murray Wise Associates LLC's fees and commissions as set forth herein and pursuant to the Order Authorizing the Debtor to Employ Murray Wise Associates LLC as Auctioneer; said public sale to be conducted as follows:

1. The sale of Real Property shall be free and clear of all the liens as set forth herein with the rights of lien creditors and co-tenant interests being transferred to the proceeds of the sale in their respective priority as determined and marshaled by the Court pursuant to 11 U.S.C. §363(f) and (h).
2. The Order to be entered by the Court shall constitute a release of the above described alleged liens only from Real Property described herein and shall not apply as a release of lien or interest on other assets in the above-captioned Chapter 11 bankruptcy estate.
3. No creditor having objected within the time allowed, all creditors, lienholders and interested parties are deemed to have consented to the sale of the Real Property free and clear of that creditor's interest.
4. The above described Real Property shall be sold at public auction at date, time, and place in the manner as determined by the Debtor and Murray Wise Associates LLC.
5. In the event sales proceeds are insufficient to pay costs of administration, the counsel for the Debtor is authorized to seek court authority to surcharge lien claimants with costs of administration, including reasonable, necessary costs and expenses of preserving, or disposing of such property to the extent of any benefit to the holder of such claim pursuant to §506(c) of the Bankruptcy Code.
6. The Debtor has filed an application with the Court to approve the employment of Murray Wise Associates LLC as auctioneer and for approval of the compensation structure set forth in the Order Authorizing the Debtor to Employ Murray Wise Associates LLC As Auctioneer for this sale summarized as follows:
 - a. Murray Wise Associates LLC will receive a commission equal to 10% of the gross sales proceeds; with a minimum transaction fee of \$30,000.00; and
 - b. Murray Wise Associates LLC will advance the funds necessary, up to a maximum of \$50,000.00, to cover costs of the sale, including but not limited to, property preparation and maintenance, out of pocket expenses, marketing and conducting the auction that shall be reimbursed.
7. Upon approval of the Order Authorizing Employment of the Auctioneer and upon

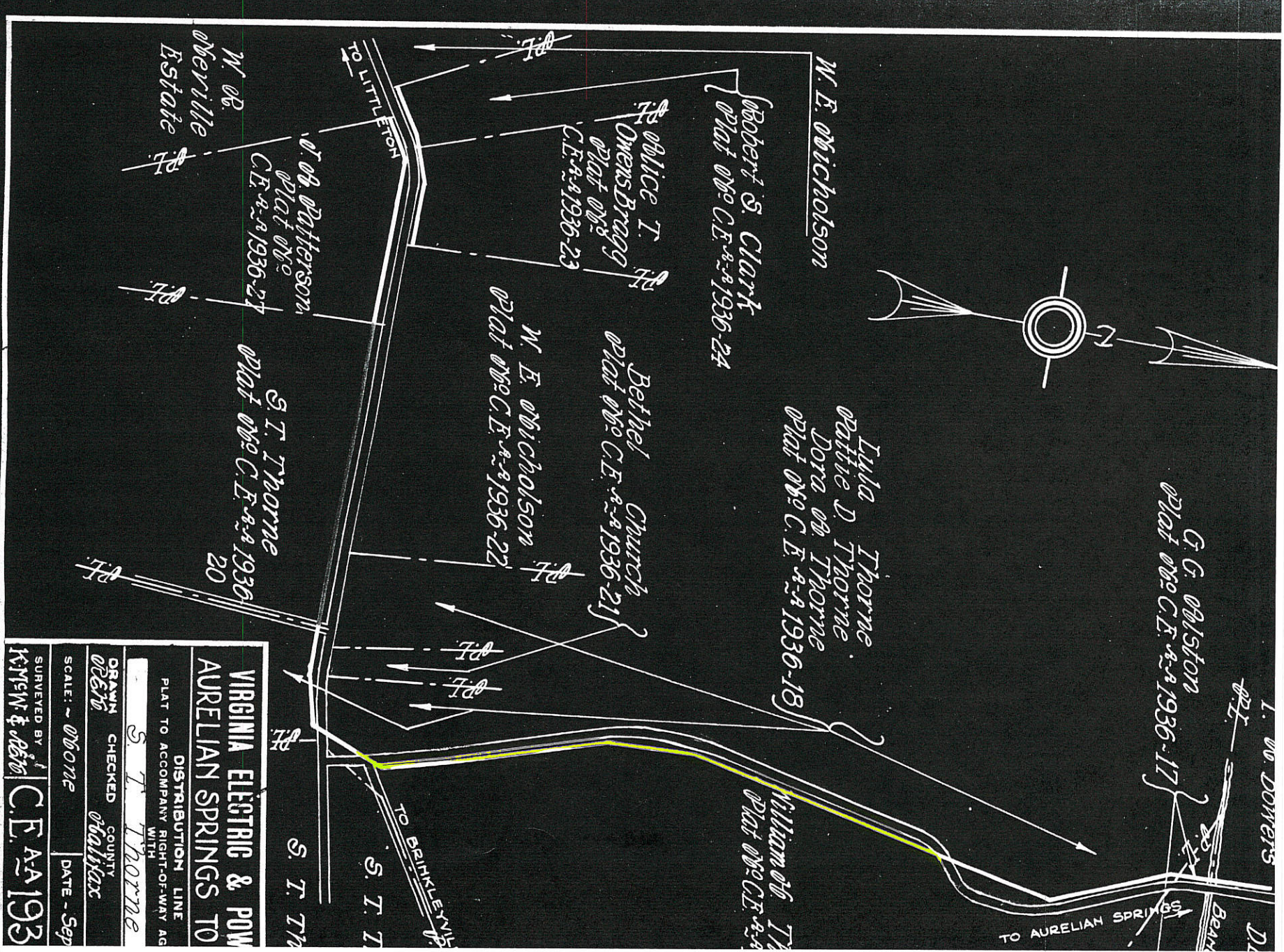
the sales of the parcels, the Debtor, its attorney or agent are authorized to pay all costs of sale, including auctioneer commission and costs, closing costs and expenses, at the time of closing. The net proceeds, following payment of these costs of sale, shall be turned over to counsel for the Debtor. Counsel shall hold these funds in trust subject to further order of this Court regarding distribution and/or confirmation of the Plan.

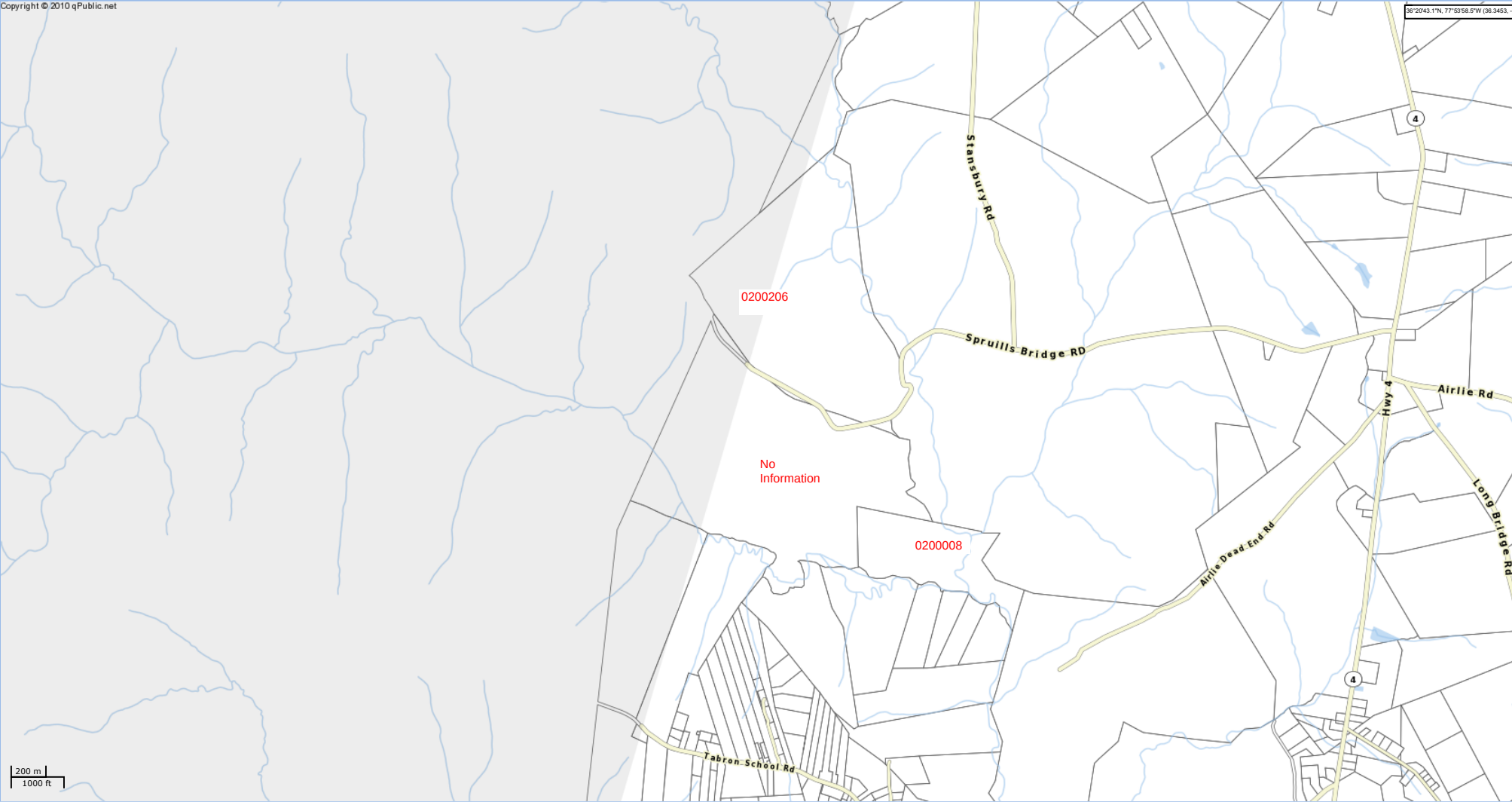
END OF DOCUMENT

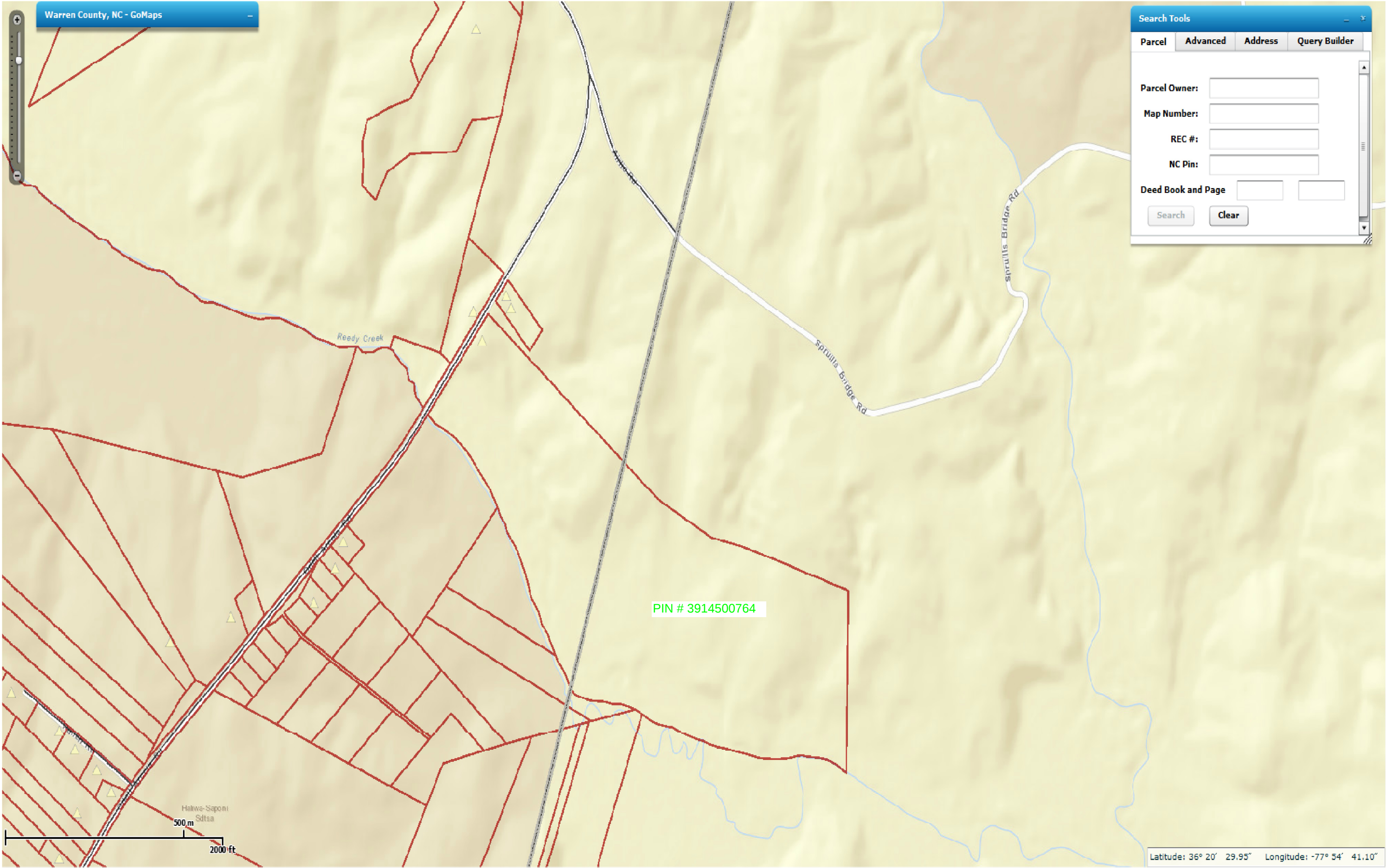
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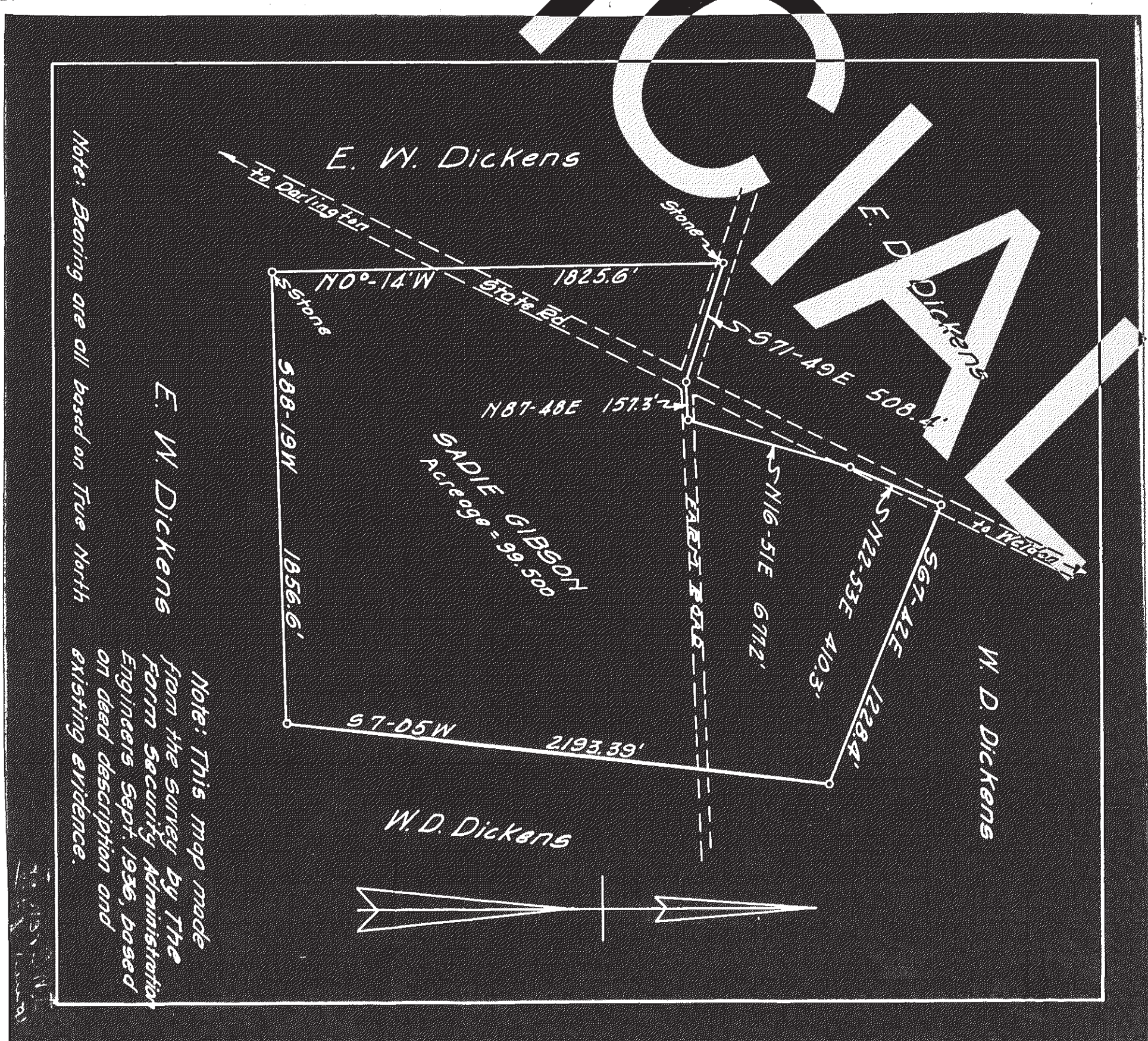


DRAWER No. SHEET No. 5



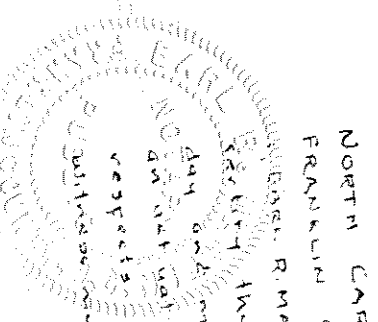






NORTH CAROLINA
FRANKLIN COUNTY
I, Phil R. Inscod, Registered Surveyor, do hereby certify that this map was made on the ground by me at this date and is correct in all particulars of my knowledge and belief.

Phil R. Inscod
Phil R. Inscod, R.L.S.



NORTH CAROLINA
FRANKLIN COUNTY
I, Phil R. Inscod, a Notary Public of Franklin County, North Carolina, do hereby certify that Phil R. Inscod, Registered Surveyor, personally appeared before me this day and made oath that the attached plat was prepared by him from a correct survey made by him in Feb., 1957, and that same is in all respects correct to the best of his knowledge and belief.

Earl R. Inscod
Earl R. Inscod, Notary Public

My Commission Expires Nov. 28, 1957

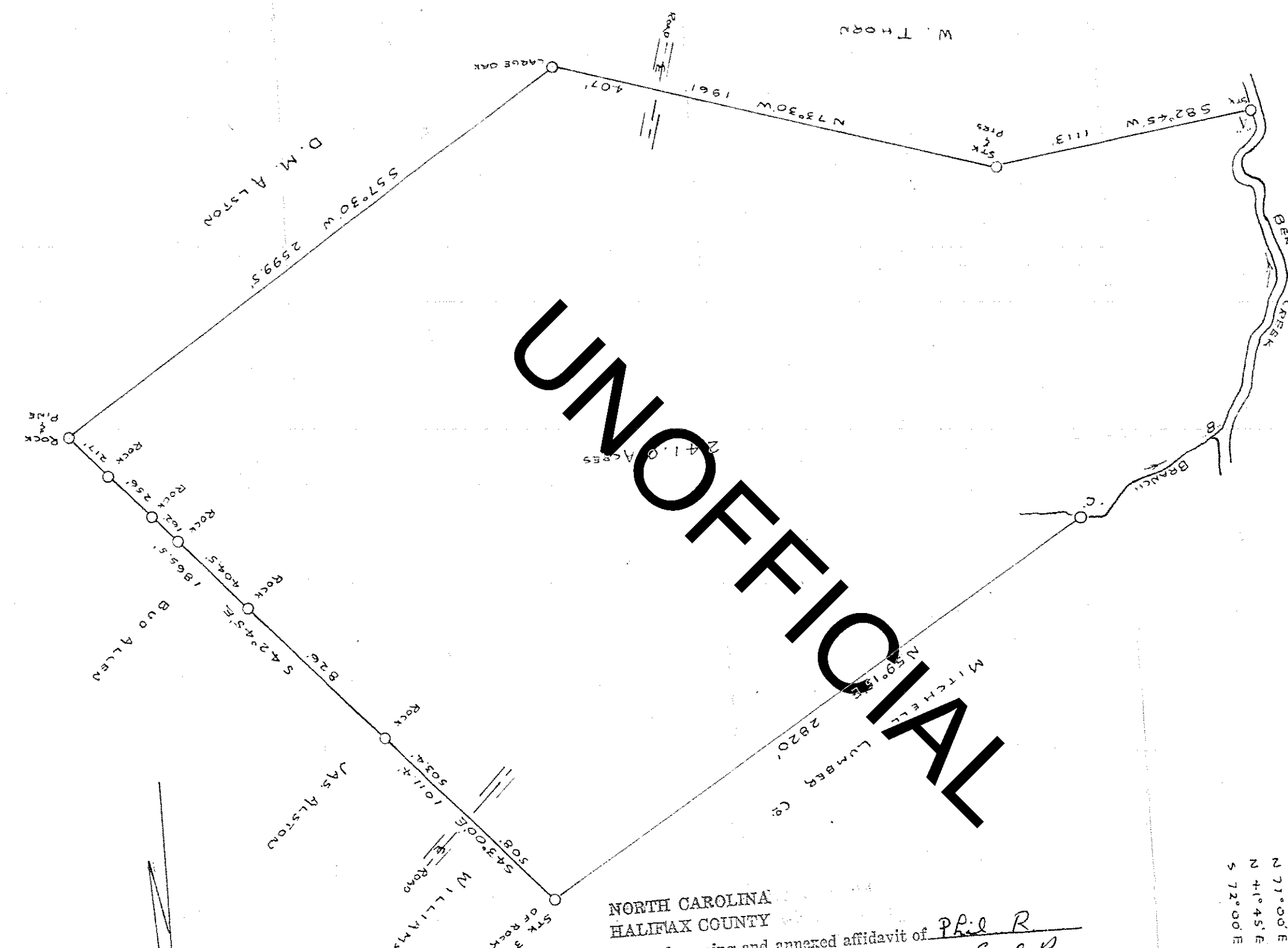
CALLS UP CORNER

A-B		
N 23° 15' W	92'	
N 43° 00' E	179'	
N 14° 00' W	103'	
N 78° 30' W	84'	
N 4° 00' E	87'	
N 16° 00' W	335'	
N 47° 00' E	80'	
N 10° 00' E	95'	
N 48° 15' E	107'	
N 11° 30' E	193'	
N 31° 30' E	85'	
N 21° 30' E	153'	

CALLS UP BRANCH

B-C		
N 62° 30' E	158'	
N 58° 45' E	125'	
N 71° 00' E	167'	
N 41° 45' E	200'	
S 72° 00' E	82'	

UNOFFICIAL



NORTH CAROLINA
HALIFAX COUNTY
The foregoing and annexed affidavit of *Phil R. Inscod*, Surveyor, and the jurat of *Earl R. Inscod*, a Notary Public, are adjudged to be correct, in due form and according to law, and the annexed map or plat is adjudged to be duly proven.
Let the foregoing map or plat, together with the certificate or affidavit and jurat and a true and correct copy thereof, be recorded.
Witness my hand this *22nd* day of *April*, 1957.
Maude E. Sprague
County Clerk, Superior Court

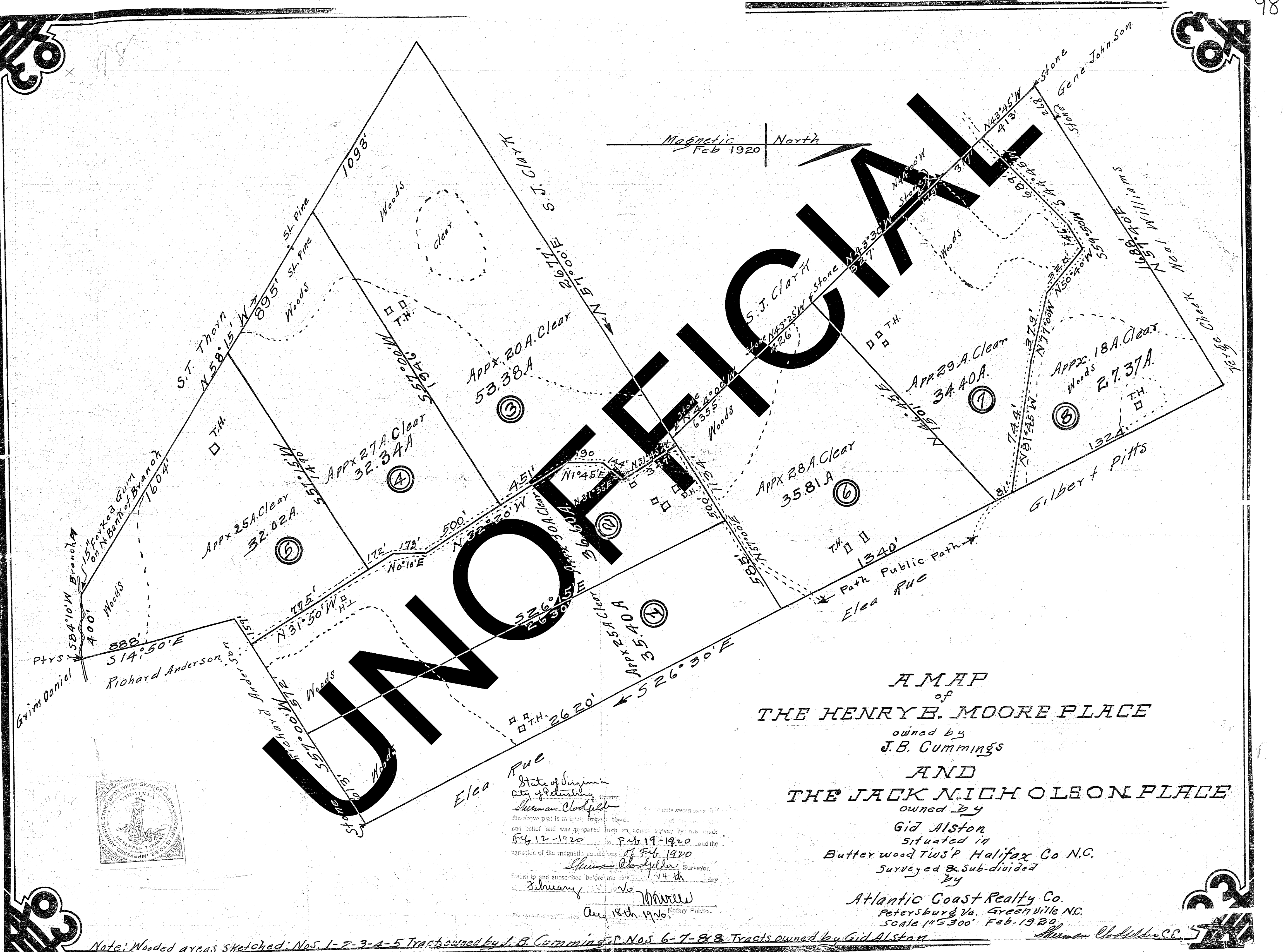
MAP SHOWING
CLARK OF TRACT
UNION BAG-CAMP PAPER CORP.
HALIFAX COUNTY, NORTH CAROLINA
BY PHIL R. INSCOD
FEB., 1957
SCALE: 1"=500'

Page 42
FILED FOR REGISTRATION AND RECORDED
O'CLOCK P.M.
1957 IN BOOK
PAGE 42
3-10-57

42

98

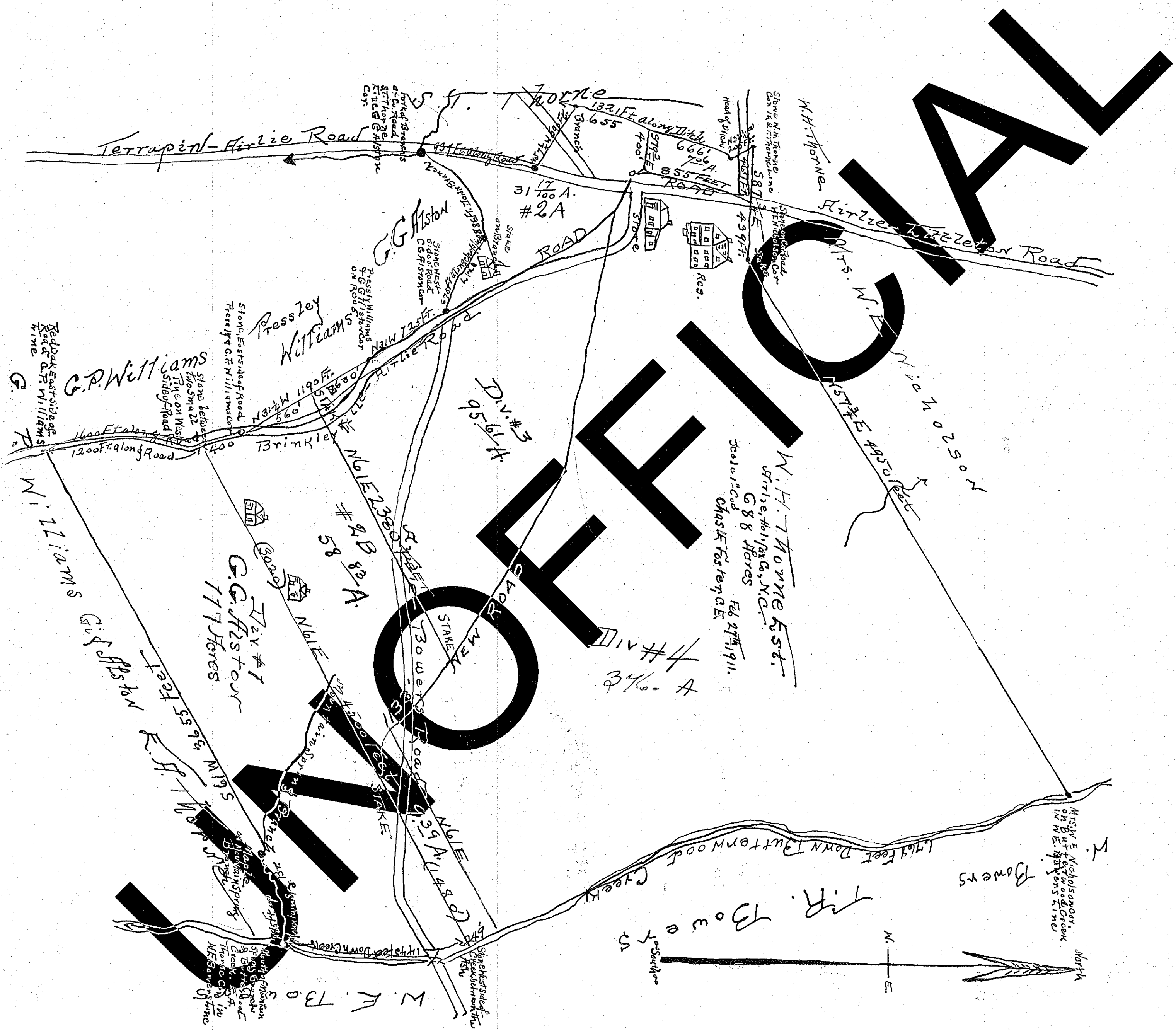
98



State of Virginia
City of Petersburg
Sherman Clodfelter
Notary Public
I, Sherman Clodfelter, Notary Public,
do hereby certify that the above plat is in every respect correct,
and belief and was prepared from an actual survey by me made
Feb. 12-1920 to Feb. 19-1920 and the
variation of the magnetic needle was of Feb. 1920
Sworn to and subscribed before me this 14th day
of February 1920
Aug. 18th. 1920

A MAP
of
THE HENRY B. MOORE PLACE
owned by
J.B. Cummings
AND
THE JACK NICHOLSON PLACE
owned by
Gid Alston
situated in
Butterwood Twp & Halifax Co. N.C.
Surveyed & Sub-divided
by
Atlantic Coast Realty Co.
Petersburg Va. Greenville N.C.
Scale 1"=300' Feb. 1920
Sherman Clodfelter C.E.

Note: Wooded areas sketched: Nos. 1-2-3-4-5 Tracts owned by J.B. Cummings & Nos. 6-7-8 & Tracts owned by Gid Alston



North Carolina Superior Court
Halifax County Sept 10 1924
the foregoing plat of the W.H. Thorne Estate
made by C.E. Foster C.E. is adjudged to be
correct. Let the same with this certificate
be recorded
d m Gary
Clerk Superior Court.

Filed and recorded
Sept 12 1924 in Book Plate 2
Page 265
R.L. Dickens
Reg. of. Deeds, Halifax County

book 4 page 57

F. R. Ryder Surveyor

G. B. Alston Tr.

☐ House

$107\frac{1}{2} \pm$ Ac-
 $9\frac{1}{2} \pm$ " West of Rd.
 Total $\frac{117 \pm}{\quad}$ "

A stylized map of Reedy Creek, North Carolina. The creek is depicted as a winding line, with the words "REEDY CREEK" written along its path. The creek flows from the top left towards the bottom right. The town of Reedy is located at the top left, and the creek flows through it. The creek then flows south and east, passing through a series of small, irregular shapes representing fields or land parcels. The creek ends at a larger body of water, which is labeled "REEDY CREEK, N.C.".

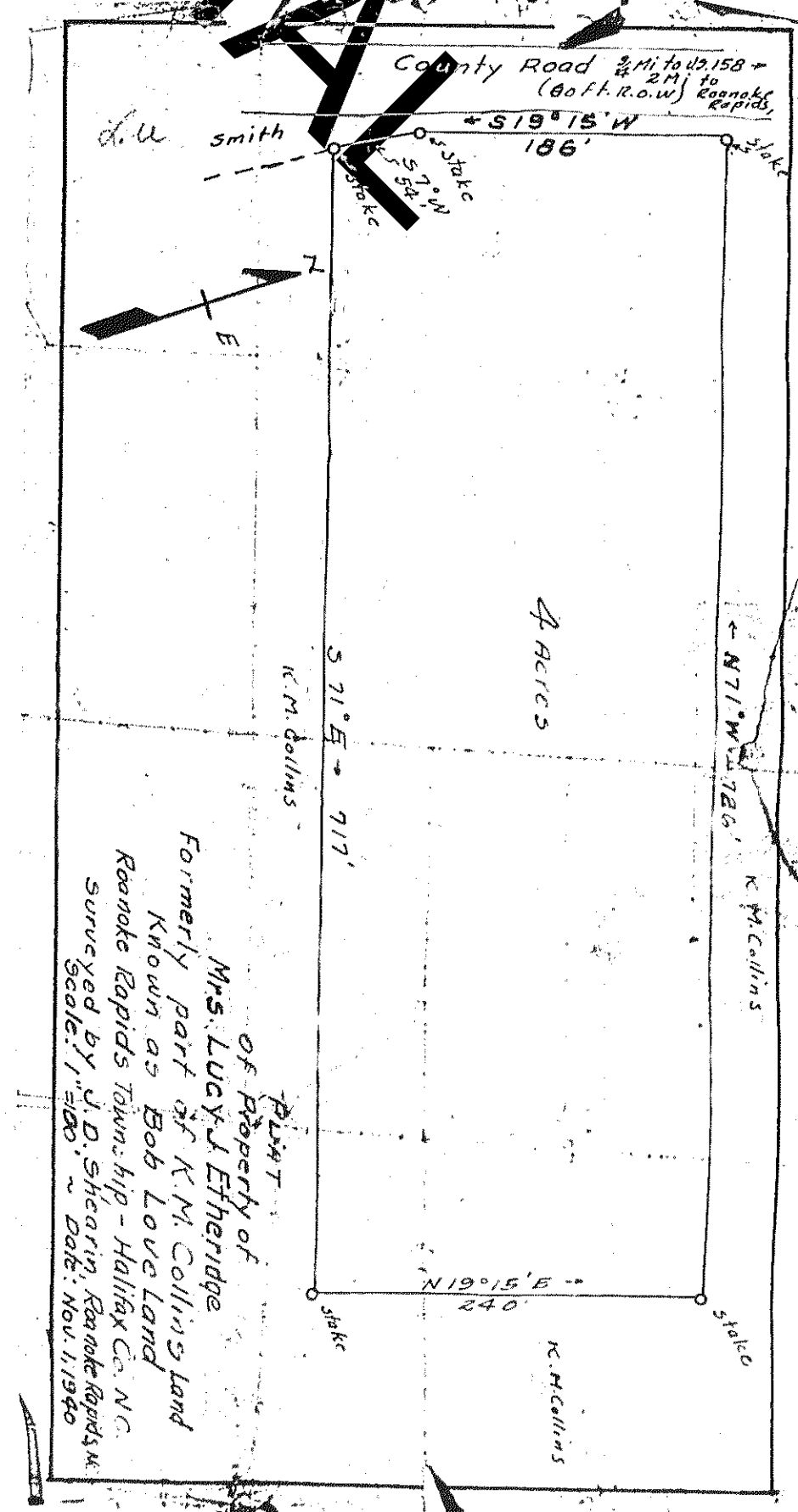
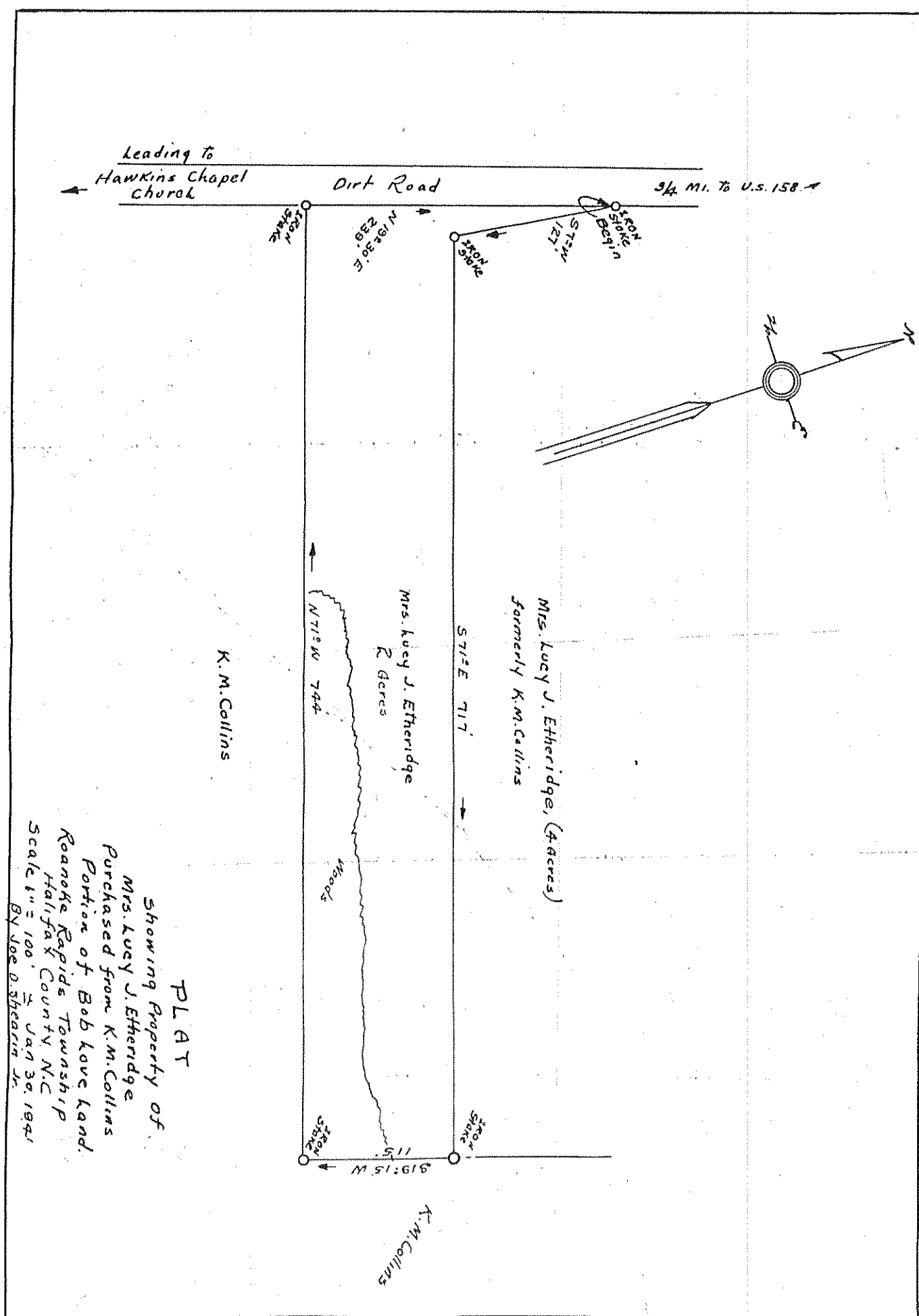
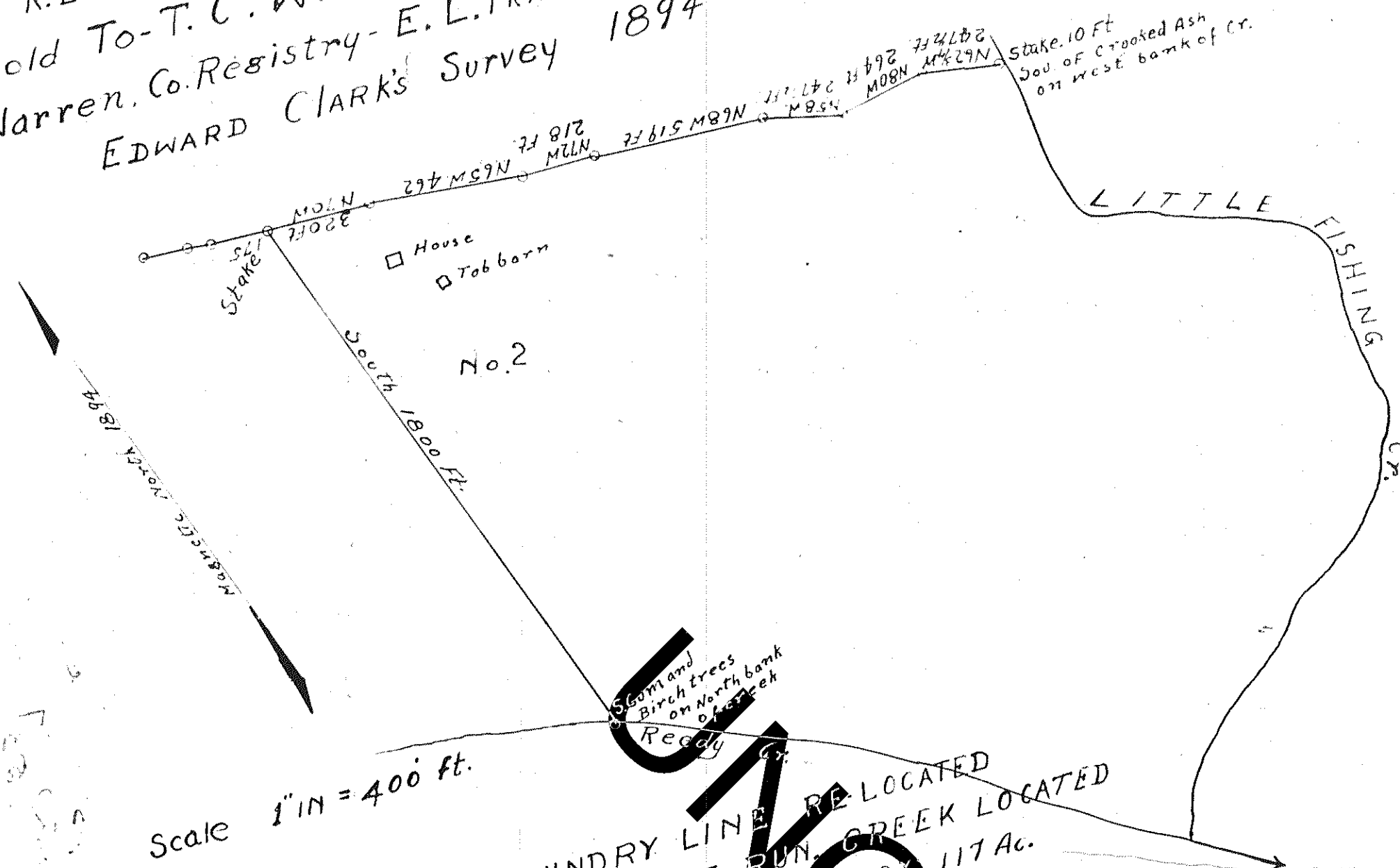
scale $1'' = 400'$

No. 1

North Williams's Tract
1800 Ft.
T.C. of said part

S. Gum
and Birch
on N. Bank
of Cr.

PLAT OF WEST END
OF R.B. PATTERSON'S-ALSTON Tr.
Sold To-T.C. WILLIAMS - See Book 58
Warren Co. Registry-E.L. TRAVIS-To-A.L. RICHARDSON
EDWARD CLARK'S Survey 1894



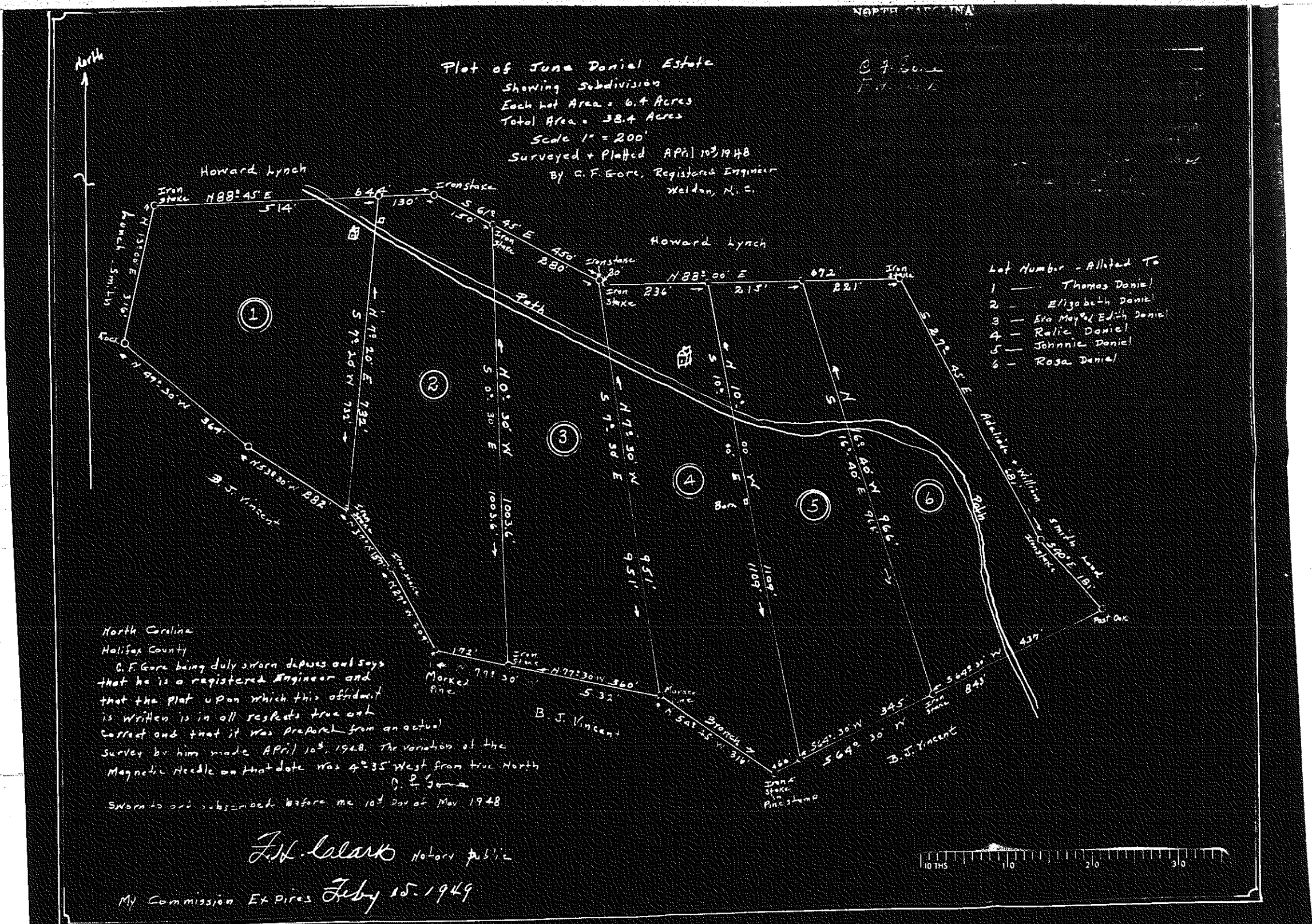
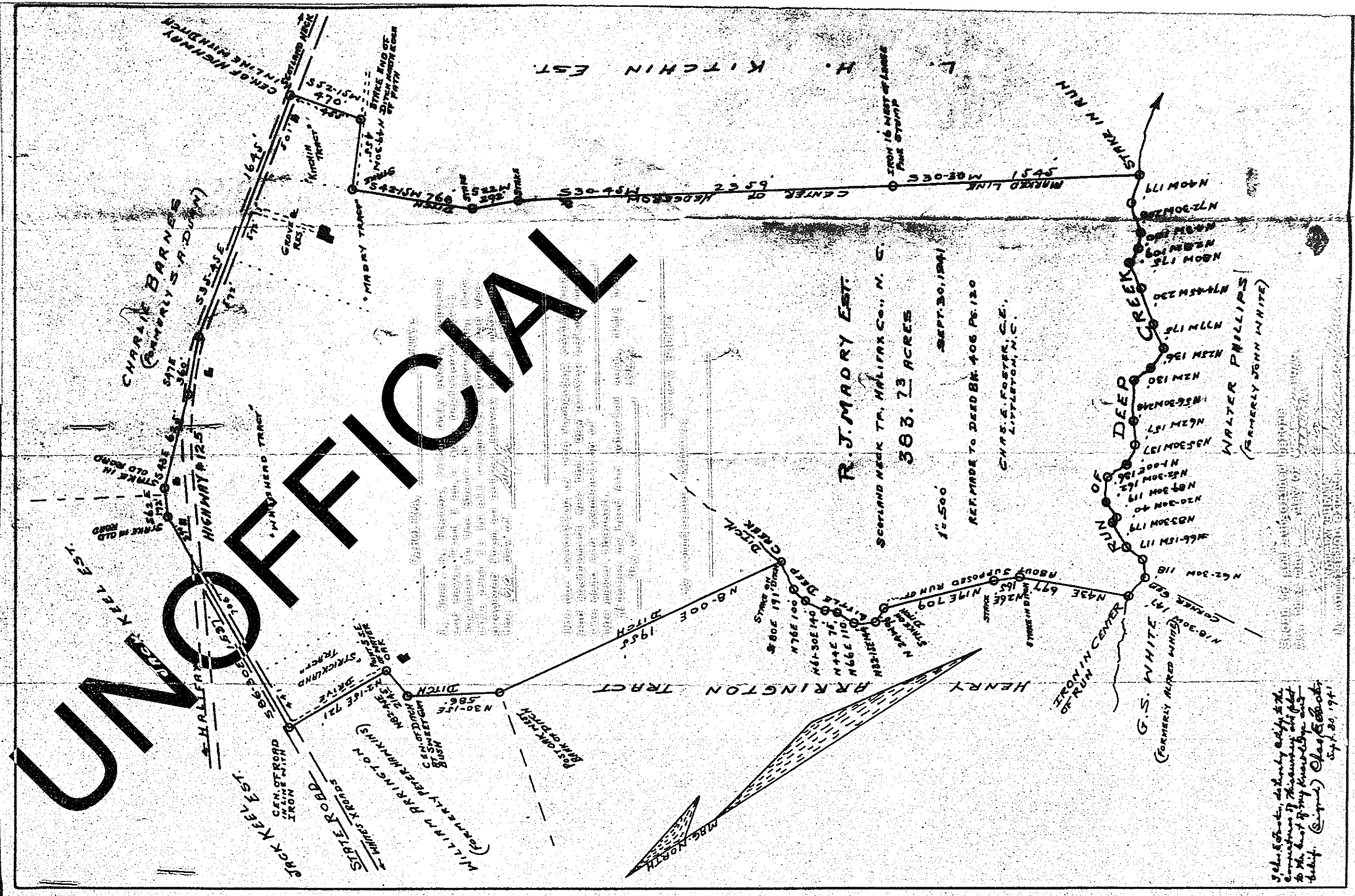
Certificate

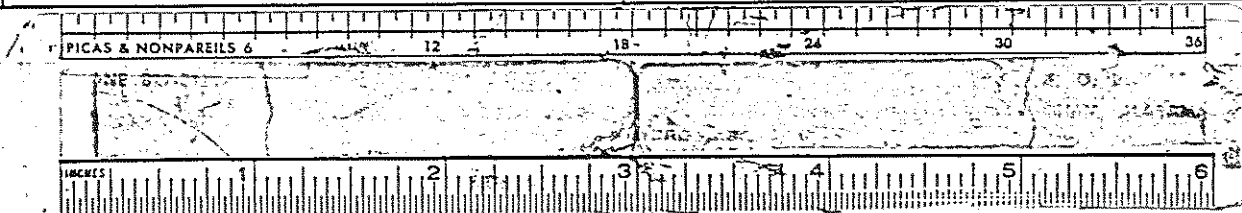
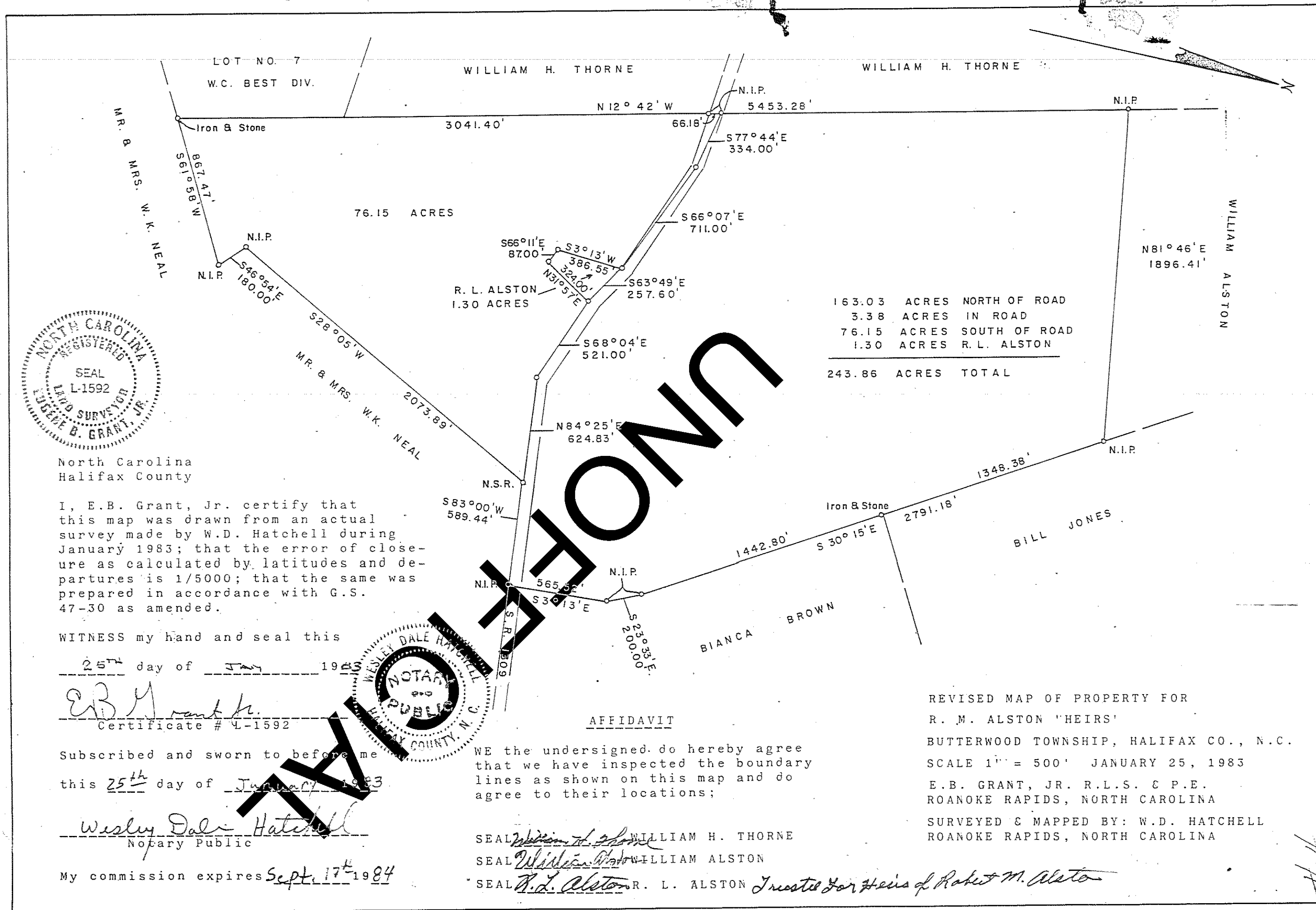
I, Charles E. Foster, C.E., after being duly sworn depose and state that the attached plat of the R.J. Madry estate in Scotland Neck, N.C., which was made by me from an actual survey of the premises on the 30th day of September, 1941, by me and the want is correct to the best of my knowledge and belief.

(Signed) Charles E. Foster, C.E.

Sworn to and subscribed before me this 25th day of February, 1949.

My Commission Expires February 1951.





NORTH CAROLINA, HALIFAX COUNTY.

The foregoing certificate of Wesley Dale Hatchell
a Notary Public of Halifax County is certified to be correct.

This 12th day of Feb, 1983.

Recorded 2:55 P.M. in Plat. Cab. 2, Slide 212.

Pamela B. Butler
Travis S. Haze [illegible], Register of Deeds, Halifax County