

Easement BL 706 PG 41

PREPARED BY: L. T. DARK, JR., ATTORNEY  
P. O. Drawer L  
301 East Raleigh Street  
Siler City, NC 27344

BOOK 495 PAGE 117

\$ 840.<sup>00</sup> Revenue

NORTH CAROLINA  
CHATHAM COUNTY

WARRANTY DEED

THIS DEED, made this 2nd day of June, 1986, by and between WRENN BROTHERS, INCORPORATED, a North Carolina Corporation with its principal office and place of business in the Town of Siler City, Chatham County, North Carolina, hereinafter referred to as "Grantor",

AND

BROOKS CREEK ASSOCIATES, a North Carolina General Partnership, of Suite 200, 7320 Six Forks Road, Raleigh, North Carolina 27609, hereinafter referred to as "Grantee",

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.

W I T N E S S E T H :

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 those certain tracts or parcels of land situated in Center Township, Chatham County, North Carolina, and more particularly described as follows:

FIRST TRACT:

That certain tract or parcel of land situate, lying and being in Center Township, Chatham County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the center of SR No. 1520, corner with Fearrington and International Paper Co., and running thence with line of International Paper Co. the following courses and distances: North, 25 degrees 54 minutes 12 seconds East, 121.64 feet to an iron pipe; thence North, 26 degrees 04 minutes 54 seconds East, 349.66 feet to an iron pipe; thence North, 39 degrees 44 minutes 47 seconds East, 329.68 feet to an iron pipe; thence North, 33 degrees 56 minutes 41 seconds East, 263.46 feet to an iron pipe at or near a branch; thence continuing with line of International Paper Co., and with said branch, North, 17 degrees 29 minutes 41 seconds East, 223.80 feet to a hub; thence North, 05 degrees 00 minutes 07 seconds West, 354.36 feet to a hub; thence North, 23 degrees 40 minutes 20 seconds East, 117.67 feet to a hub; thence North, 36 degrees 58 minutes 41 seconds East, 195.45 feet to a hub; thence North, 27 degrees 05 minutes 54 seconds East, 346.91 feet to a hub; thence North, 71 degrees 29 minutes 51 seconds East, 93.33 feet to a hub; North, 54 degrees 38 minutes 06 seconds East, 272.12 feet to a hub; thence North, 32 degrees 32 minutes 03 seconds East, 89.93 feet to a hub; thence North, 15 degrees 08 minutes 44 seconds East, 240.02

L. T. Dark, Jr.  
ATTORNEY AT LAW  
301 EAST RALEIGH STREET  
SILER CITY, N. C. 27344

Return to: Fred Nicholson, 301  
PO Box 26507  
Raleigh, N.C. 27611

feet to an iron pipe; thence North, 86 degrees 03 minutes 11 seconds East, 158.24 feet to a hub; thence South, 55 degrees 33 minutes 40 seconds East, 173.43 feet to a hub; thence South, 78 degrees 47 minutes 04 seconds East, 136.82 feet to an iron pipe at Brooks Creek; thence North, 54 degrees 33 minutes 32 seconds East, 270.36 feet to an iron pipe; thence North, 83 degrees 55 minutes 17 seconds east, 859.57 feet to an iron pipe, International Paper Co. corner in Oldham line; thence with Oldham's line South, 04 degrees 52 minutes 39 seconds West, 347.65 feet to an iron pipe, Oldham's corner; thence continuing with Oldham's line, the following courses and distances: North, 63 degrees 11 minutes 29 seconds East, 601.44 feet to an iron pipe; North, 43 degrees 25 minutes 53 seconds East, 570.45 feet to an iron pipe; North, 25 degrees 39 minutes 23 seconds East, 429.00 feet to an iron pipe, and North, 54 degrees 38 minutes 28 seconds East, 425.70 feet to an iron pipe, Oldham's corner in line of Saralyn, Inc.; thence with line of Saralyn, Inc. the following courses and distances: South, 01 degrees 28 minutes 37 seconds West, 504.97 feet to an iron pipe; South, 00 degrees 59 minutes 20 seconds West, 628.92 feet to an iron pipe; South, 01 degrees 35 minutes 06 seconds West, 396.60 feet to an iron pipe at Brooks Creek; thence continuing with line of Saralyn, Inc. and Brooks Creek the following courses and distances: South, 65 degrees 11 minutes 14 seconds West, 337.28 feet to a hub; North, 89 degrees 34 minutes 39 seconds West, 139.88 feet to a hub, and South, 69 degrees 21 minutes 46 seconds West, 195.51 feet to an iron pipe; thence with another line of Saralyn, Inc. South, 13 degrees 20 minutes 00 seconds East, 316.58 feet to an iron pipe in the northern margin of SR No. 1520; thence South, 13 degrees 44 minutes 33 seconds East, 30.92 feet to a point in the center of SR No. 1520, corner with Saralyn, Inc. and B. F. McLeod, Jr. and J. S. Ransdell; thence with the center of SR No. 1520 the following courses and distances: South, 65 degrees 51 minutes 07 seconds West, 1091.13 feet to a point designated No. 32 on plat hereinafter referred to; South, 63 degrees 47 minutes 33 seconds West, 91.99 feet to a point designated No. 31 on said plat; South, 60 degrees 08 minutes 31 seconds West, 99.05 feet to a point designated No. 30 on said plat; South, 53 degrees 04 minutes 17 seconds West, 96.32 feet to a point designated No. 29 on said plat; South, 48 degrees 49 minutes 52 seconds West, 100.81 feet to a point designated No. 28 on said plat; South, 46 degrees 16 minutes 51 seconds West, 98.90 feet to a point designated No. 27 on said plat; South, 45 degrees 14 minutes 09 seconds West, 96.19 feet to a point designated No. 26 on said plat; South, 46 degrees 02 minutes 34 seconds West, 100.86 feet to a point designated No. 25 on said plat; South, 45 degrees 39 minutes 05 seconds West, 292.66 to a point designated No. 24 on said plat; South, 45 degrees 26 minutes 07 seconds West, 561.22 feet to the center of the intersection of SR Nos. 1516 and 1520, and being designated No. 23 on said plat; thence continuing with the center of SR No. 1520 the following courses and distances: North, 81 degrees 40 minutes 25 seconds West, 124.20 feet to a point designated No. 34 on said plat; thence South, 89 degrees 10 minutes 15 seconds West, 93.59 feet to a point designated No. 35 on said plat; South, 82 degrees 24 minutes 31 seconds West, 95.01 feet to a point designated No. 36 on said plat; South, 77 degrees 47 minutes 59 seconds West, 96.60 to a point designated No. 37 on said plat; thence South, 75 degrees 56 minutes 59 seconds West, 206.41 feet to a point designated No. 38 on said plat; thence South, 76 degrees 53 minutes 05 seconds West, 80.55 feet to a point designated No. 39 on said plat; thence South, 81 degrees 47 minutes 27 seconds West, 88.15 feet to a point designated 40 on said plat; South, 87 degrees 14 minutes 24

seconds West, 91.95 feet to a point designated No. 41 on said plat; and North, 89 degrees 16 minutes 45 seconds West, 703.20 feet to the point and place of BEGINNING, and containing 148.763 acres by DMD and being all of Parcel No. A as designated and described upon plat entitled "Property of Wrenn Brothers, Incorporated", dated December 4, 1978 and prepared by Smith & Smith, Surveyors, which said plat is recorded in Plat Book No. 29 at Page 1, Chatham County Registry.

**SECOND TRACT:**

BEGINNING at a point in the center of the intersection of SR No. 1516 and SR No. 1520, said beginning point being designated as Point No. 23 on plat hereinafter referred to, and running thence with the center of SR No. 1520 the following courses and distances: North, 45 degrees 26 minutes 07 seconds East, 561.22 feet to a point designated No. 24 on said plat; North, 45 degrees 39 minutes 05 seconds East, 292.66 feet to a point designated No. 25 on said plat; North, 46 degrees 02 minutes 34 seconds East, 100.86 feet to a point designated No. 26 on said plat; North, 45 degrees 14 minutes 09 seconds East, 96.19 feet to a point designated No. 27 on said plat; North, 46 degrees 16 minutes 51 seconds East, 98.90 feet to a point designated No. 28 on said plat; North, 48 degrees 49 minutes 52 seconds East, 100.81 feet to a point designated No. 29 on said plat; North, 53 degrees 04 minutes 17 seconds East, 96.32 feet to a point designated No. 30 on said plat; North, 60 degrees 08 minutes 31 seconds East, 99.05 feet to a point designated No. 31 on said plat; North, 63 degrees 47 minutes 33 seconds East, 91.99 feet to a point designated No. 32 on said plat; and North, 65 degrees 51 minutes 07 seconds East, 1091.13 feet to a point designated No. 33 on said plat, corner with Saralyn, Incorporated, and B. F. McLeod and J. S. Ransdell; thence with line of McLeod and Ransdell South, 13 degrees 44 minutes 33 seconds East, 1806.81 feet to an iron pipe, corner with McLeod and Ransdell; thence with another line of McLeod and Ransdell North, 88 degrees 34 minutes 55 seconds East, 1264.98 feet to an iron pipe with pointers, corner with McLeod and Ransdell in Charlie Baldwin's line; thence with the Baldwin line South, 02 degrees 29 minutes 28 seconds West, 1154.50 feet to an iron pipe with pointers, corner with Baldwin and another tract of McLeod and Ransdell; thence with McLeod and Ransdell South, 01 degree 37 minutes 25 seconds West, 1578.32 feet to an iron pipe; thence with another line of McLeod and Ransdell North, 86 degrees 41 minutes 56 seconds West, 2363.42 feet to a point in the center of SR No. 1516, designated Point No. 1 on plat herein referred to; thence with the center of SR No. 1516 the following courses and distances: North, 14 degrees 25 minutes 03 seconds West, 28.65 feet to a point designated No. 2 on said plat; North, 05 degrees 15 minutes 45 seconds West, 93.98 feet to a point designated No. 3 on said plat; North, 04 degrees 04 minutes 18 seconds East, 95.51 feet to a point designated No. 4 on said plat; North, 10 degrees 38 minutes 38 seconds East, 94.96 feet to a point designated No. 5 on said plat; North, 16 degrees 02 minutes 42 seconds East, 94.57 feet to a point designated No. 6 on said plat; North, 18 degrees 01 minutes 35 seconds East, 91.53 feet to a point designated No. 7 on said plat; North, 16 degrees 21 minutes 56 seconds East, 97.17 feet to a point designated No. 8 on said plat; North, 12 degrees 18 minutes 53 seconds East, 100.25 feet to a point designated No. 9 on said plat; North, 07 degrees 58 minutes 29 seconds East, 102.20 feet to a point designated No. 10 on said plat; North, 04 degrees 18 minutes 43 seconds East, 99.17 feet to a point designated No. 11 on said plat; North, 01 degree 54 minutes 58 seconds East, 461.93 to a point

*L. I. Dark, Jr.*ATTORNEY AT LAW  
301 EAST RALEIGH STREET  
DULLES CITY, N. C. 27844

designated No. 12 on said plat; North, 00 degrees 33 minutes 15 seconds West, 98.69 feet to a point designated No. 13 on said plat; North, 07 degrees 50 minutes 23 seconds West, 98.90 feet to a point designated No. 14 on said plat; North, 17 degrees 49 minutes 10 seconds West, 98.30 feet to a point designated No. 15 on said plat; North, 28 degrees 17 minutes 52 seconds West, 97.98 feet to a point designated No. 16 on said plat; North, 37 degrees 59 minutes 44 seconds West, 98.40 feet to a point designated No. 17 on said plat; North, 46 degrees 10 minutes 26 seconds West, 104.37 feet to a point designated No. 18 on said plat; North, 50 degrees 07 minutes 28 seconds West, 1239.09 feet to a point designated No. 19 on said plat; North, 51 degrees 10 minutes 47 seconds West, 97.66 feet to a point designated No. 20 on said plat; North, 55 degrees 52 minutes 38 seconds West, 103.32 feet to a point designated No. 21 on said plat; North, 64 degrees 11 minutes 55 seconds West, 100.33 feet to a point designated No. 22 on said plat, and North, 73 degrees 03 minutes 09 seconds West, 101.43 feet to a point designated No. 23 on said plat, the point and place of BEGINNING, and containing 213.736 acres by DMD, exclusive of Manley Cemetery site, and being PARCEL NO. B as designated and described upon plat entitled "Wrenn Brothers, Incorporated," dated December 4, 1978 and prepared by Smith & Smith Surveyors, which said plat is recorded in Plat Book 29 at Page 1, Chatham County Registry.

**THIRD TRACT:**

BEGINNING at a point in the center of SR No. 1516, said point being designated as Point No. 1 on that certain plat entitled "Property of Wrenn Brothers, Incorporated", prepared by Wrenn Brothers, Incorporated, dated December 4, 1978, which plat is duly recorded in the office of Register of Deeds of Chatham County, North Carolina in Plat Book No. 29 at Page 1, and running thence with the center of SR No. 1516 the following courses and distances: North, 14 degrees 25 minutes 03 seconds West, 28.65 feet to a point designated No. 2 on said plat; North, 05 degrees 15 minutes 45 seconds West, 93.98 feet to a point designated No. 3 on said plat; North, 04 degrees 04 minutes 18 seconds East, 95.51 feet to a point designated No. 4 on said plat; North, 10 degrees 38 minutes 38 seconds East, 94.96 feet to a point designated No. 5 on said plat; North, 16 degrees 02 minutes 42 seconds East, 94.57 feet to a point designated No. 6 on said plat; North, 18 degrees 01 minutes 35 seconds East, 91.53 feet to a point designated No. 7 on said plat; North, 16 degrees 21 minutes 56 seconds East, 97.17 feet to a point designated No. 8 on said plat; North, 12 degrees 18 minutes 53 seconds East, 100.25 feet to a point designated No. 9 on said plat; North, 07 degrees 58 minutes 29 seconds East, 102.20 feet to a point designated No. 10 on said plat; North, 04 degrees 18 minutes 43 seconds East, 99.17 feet to a point designated No. 11 on said plat; North, 01 degrees 54 minutes 58 seconds East, 461.93 feet to a point designated No. 12 on said plat; North, 00 degrees 33 minutes 15 seconds West, 98.69 feet to a point designated No. 13 on said plat; North, 07 degrees 50 minutes 23 seconds West, 98.90 feet to a point designated No. 14 on said plat; North, 17 degrees 49 minutes 10 seconds West, 98.30 feet to a point designated No. 15 on said plat; North, 28 degrees 17 minutes 52 seconds West, 97.98 feet to a point designated No. 16 on said plat; North, 37 degrees 59 minutes 44 seconds West, 98.40 feet to a point designated No. 17 on said plat; North, 46 degrees 10 minutes 26 seconds West, 104.37 feet to a point designated No. 18 on said plat, and North, 50 degrees 07 minutes 28 seconds West, 219.39 feet to a spike set in the center of said road; thence leaving said road and running thence South, 3

**L. I. Dark, Jr.**ATTORNEY AT LAW  
301 EAST RALEIGH STREET  
SILER CITY, N. C. 27544

degrees 07 minutes 27 seconds West, 28.25 feet to an iron pipe set in the right-of-way of SR No. 1516 and in an old road bed; thence with said old road bed and the line of Gaines, the following courses and distances: South, 03 degrees 07 minutes 52 seconds West, 704.31 feet to an iron stake; South, 05 degrees 49 minutes 26 seconds East, 552.34 feet to an iron stake; South, 07 degrees 08 minutes 15 seconds West, 84.68 feet to an iron stake; South, 06 degrees 01 minute 37 seconds West, 414.92 feet to an iron stake; South, 54 degrees 51 minutes 01 seconds East, 206.98 feet to an iron stake; South, 55 degrees 46 minutes 58 seconds East, 189.94 feet to an iron pipe, and South, 86 degrees 41 minutes 56 seconds East, 70.37 feet to a point in the center of SR No. 1516, and being designated Point No. 1 on referenced plat, the place and point of BEGINNING, containing 16.957 acres by DMD and being all of PARCEL NO. C as designated and described on the plat of Wrenn Brothers, Incorporated, herein referred to.

**FOURTH TRACT:**

BEGINNING at an iron pipe at the southeast corner of the Church of God lot, and in the northern line of C. S. Gaines, Jr., et al, and running thence with the Gaines line the following courses and distances: South, 87 degrees 19 minutes 40 seconds East, 757.05 feet to an iron pipe at an old fence corner; South, 10 degrees 21 minutes 59 seconds East, 231.00 feet to an iron pipe; South, 19 degrees 46 minutes 36 seconds East, 348.75 feet to an iron pipe near a ditch or branch; thence continuing with line of Gaines and with said ditch or branch the following courses and distances: North, 27 degrees 01 minute 47 seconds East, 229.42 feet to a hub; North, 52 degrees 51 minutes 59 seconds East, 184.53 feet to an iron pipe; North, 85 degrees 10 minutes 37 seconds East, 155.07 feet to an iron pipe; North, 41 degrees 24 minutes 56 seconds East, 256.42 feet to an iron pipe; thence continuing with the line of Gaines and leaving said ditch or branch South, 87 degrees 19 minutes 40 seconds East, 1243.81 feet to a spike set in the center of SR No. 1516, corner with Parcel No. C; thence with the center of SR No. 1516 the following courses and distances: North, 50 degrees 07 minutes 28 seconds West, 993.92 feet to a point designated No. 19 on plat of Wrenn Brothers, Incorporated, hereinafter referred to; North, 51 degrees 10 minutes 47 seconds West, 97.66 feet to a point designated No. 20 on said plat; North, 55 degrees 52 minutes 38 seconds West, 103.32 feet to a point designated No. 21 on said plat; North, 64 degrees 11 minutes 55 seconds West, 100.33 feet to a point designated No. 22 on said plat; thence North, 73 degrees 03 minutes 09 seconds West, 101.43 feet to a point in the center of the intersection of SR Nos. 1516 and 1520, and being designated No. 23 on said plat; thence with the center of SR No. 1520 the following courses and distances: North, 81 degrees 40 minutes 25 seconds West, 124.20 feet to a point designated No. 34 on said plat; South, 89 degrees 10 minutes 15 seconds West, 93.59 feet to a point designated No. 35 on said plat; South, 82 degrees 24 minutes 31 seconds West, 95.01 feet to a point designated No. 36 on said plat; South, 77 degrees 47 minutes 59 seconds West, 96.60 feet to a point designated No. 37 on said plat; South, 75 degrees 56 minutes 59 seconds West, 206.41 feet to a point designated No. 38 on said plat; South, 76 degrees 53 minutes 05 seconds West, 80.55 feet to a point designated No. 39 on said plat; South, 81 degrees 47 minutes 27 seconds West, 88.15 feet to a point designated No. 40 on said plat; South, 87 degrees 14 minutes 24 seconds West, 91.95 feet to a point designated No. 41 on said plat, and North, 89 degrees 16 minutes 45 seconds West, 703.20 feet to a point designated No. 42 on said plat (said point being in the center of SR No. 1519 and SR No. 1520 );

*L. I. Dark, Jr.*ATTORNEY AT LAW  
801 EAST RALEIGH STREET  
DALLAS CITY, N. C. 27844

thence South, 25 degrees 54 minutes 12 seconds West, 26.43 feet to an iron pipe planted in the center of SR No. 1519 at or near the southern margin of SR No. 1520; thence South, 24 degrees 59 minutes 09 seconds West, 366.70 feet to a point in the center of SR No. 1519; thence leaving the center of said road and running South, 76 degrees 46 minutes 23 seconds East, 30.59 feet to an iron pipe; thence continuing South, 76 degrees 46 minutes 23 seconds East, 191.21 feet to an iron pipe, the northeast corner of Church of God lot; thence south, 27 degrees 33 minutes 39 seconds West, 228.13 feet to an iron pipe, the place and point of BEGINNING, and containing 40.432 acres by DMD, and being all of PARCEL D as designated and described upon that certain plat entitled "Wrenn Brothers, Incorporated," prepared by Smith and Smith, Surveyors, dated December 4, 1978 and recorded in the office of Register of Deeds of Chatham County, North Carolina in Plat Book 29 at Page 1.

## FOR TITLE REFERENCE SEE:

1. Deed from Wade Barber, Commissioner, to Wrenn Brothers, Incorporated, dated the 8th day of March, 1948; recorded the 20th day of March, 1948 in Book J. V. at Page 354, Chatham County Registry.
2. Deed from Annie F. Milliken, widow, and J. F. Milliken, widower, to C. C. Wrenn, which deed is dated the 14th day of October, 1944 and was recorded November 10, 1944 in Book J. E. at Page 440, Chatham County Registry.
3. Last Will of J. F. Milliken who died a resident of Chatham County, North Carolina on the 6th day of November, 1928, which said Will was duly probated November 21, 1928 and appears of record in the office of the Clerk of Superior Court of Chatham County, North Carolina in Will Book 1 at Pages 175-177.
4. Deed from J. M. Griffin et ux Euphemia Griffin to J. R. Milliken, dated April 12, 1904 and recorded April 12, 1904 in Book D. V. at Page 463, Chatham County Registry.
5. Deed from Robert W. Ennis and wife Bettie Ennis to John R. Milliken, dated November 1, 1904, recorded November 11, 1904 in Book D. Y. at Page 62, Chatham County Registry.
6. Deed from C. W. Hanks and Jesse F. Milliken to J. R. Milliken, dated April 1, 1914 and recorded in Book F. B. at Page 348, Chatham County Registry.
7. Deed from Charles Milliken to Jesse Milliken ( father of J. R. Milliken ) dated January 10, 1925 and recorded in Book Z at Page 383, Chatham County Registry. ( By this deed Charles Milliken conveyed his interest in a tract of land devised to him and his brother, Jesse Milliken, by their late father, Quintain Milliken.)
8. Deed from Hugh McQueen to William Foushee and Jesse Milliken, dated January 1, 1829, recorded April 24, 1887 in Book B.C. at Page 421, Chatham County Registry.
9. A plat showing the above described property is recorded in Plat Book 29 at Page 1, Chatham County Registry.

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TO HAVE AND TO HOLD the above described tracts or parcels of land with 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. Power line easement from Wrenn Brothers, Inc. to Carolina Power and Light Co., dated August 17, 1950; recorded December 20, 1950 in Book K.N. at Page 527, Chatham County Registry.

2. Highway easement or right-of-way from Wrenn Brothers, Inc. to North Carolina Board of Transportation in re, SR No. 1520, which easement is dated December 19, 1974 and is recorded in Book 388 at Page 990, Chatham County Registry.

3. The Manly (Manley) Family Cemetery as shown on Plat of Survey of the property of Wrenn Brothers, Incorporated, recorded in Plat Book 29 at Page 1, Chatham County Registry, and the right of ingress and egress to and from Public Road (SR No. 1516).

4. That portion of SR No. 1516 and SR No. 1520 that lies within the perimeter of the described premises.

5. The Jesse Milliken Family Cemetery and the right of ingress and egress to and from Public Road (SR No. 1520).

6. Any right that lower riparian land owners may have in the free flow of Brooks Creek and other streams upon or across the described premises.

7. Chatham County Zoning and Subdivision Ordinances.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed 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.

WRENN BROTHERS, INCORPORATED

BY: *Will H. Wrenn*  
PRESIDENT

ATTEST:

*Sara B. Wrenn*  
SECRETARY

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*L. I. Dark, Jr.*  
ATTORNEY AT LAW  
301 EAST RALEIGH STREET  
DILER CITY, N. C. 27844

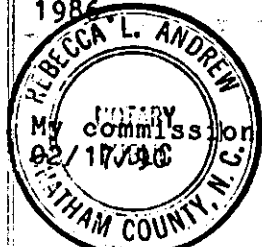
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NORTH CAROLINA, CHATHAM COUNTY:

I, REBECCA L. ANDREW, a Notary Public of the County and state aforesaid, certify that Sara B. Wrenn personally came before me this day and acknowledged that she is Secretary of Wrenn Brothers, Incorporated, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President; sealed with its corporate seal and attested by Sara B. Wrenn as its Secretary.

1986 WITNESS my hand and notarial seal this 2nd day of June,



My commission expires:

*Rebecca L. Andrew*  
Notary Public

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NORTH CAROLINA, CHATHAM COUNTY

The foregoing certificate(s) of Rebecca L. Andrew,

Notary (Notaries) Public

is (are) certified

to be correct. This instrument was presented for registration at 2:32 o'clock P. M., on June 2,

19 86, and recorded in Book 495, Page 117.

FLEET BARDER REDDISH  
Registrar of Deeds

By:

*Rebecca L. Thomas*  
Assistant/

L. I. Dark, Jr.  
ATTORNEY AT LAW  
301 EAST RALEIGH STREET  
SILVER CITY, N. C. 27344