

Prepared by: Billy R. Godwin, Jr., Attorney, P.O. Box 1085, Dunn, NC 28335

FILED
BOOK 1030 PAGE 721-723
'93 DEC 10 PM 1 48

NORTH CAROLINA 13483
COUNTY OF HARNETT

This DEED OF EASEMENT, made this 7th day of December, 1993, by GWENDOLYN W. WARREN, and husband H.G. WARREN, SR., citizens and residents of Mecklenburg County, North Carolina and CLETA W. RIVES, and husband GEORGE E. RIVES, citizens and residents of Surry County, North Carolina, hereinafter called GRANTORS, to C.M. LASSATER and wife RUTH B. LASSATER, citizens and residents of Harnett County, North Carolina, hereinafter called GRANTEEES:

WITNESSETH:

THAT WHEREAS GRANTORS own that 167.634 acre tract of land as shown on that map entitled "Gwendolyn W. Warren and Cleta W. Rives" prepared by Stancil & Associates, RLS, dated January 29, 1993, and being recorded in Plat Cabinet F, Slide 155-C on April 8, 1993 in the Harnett County Registry, to which map reference is hereby made for a more full and complete description; and

WHEREAS GRANTEEES own a certain tract of land lying and being in Anderson Creek Township, Harnett County, North Carolina said tract being adjacent to and lying east of N.C. Highway 210 south of Lillington and further being that same land described as the First Tract as found in Deed Book 772, Page 554 of the Harnett County Registry; and

WHEREAS the aforementioned property of the GRANTEEES lies adjacent to and forms part of the western boundary of the aforementioned property of the GRANTORS; and

WHEREAS GRANTEEES, in addition to that property heretofore mentioned, also own land lying adjacent to and forming part of the eastern boundary of the aforementioned property of the GRANTORS, said land being that same land described in Deed Book 345, Page 561 of the Harnett County Registry; and

WHEREAS, as shown on the aforementioned map of the GRANTORS' property, there is now, located south of the Run of Anderson Creek, a dirt drive in existence running generally in a West-North West direction from that GRANTEEES' land located east of the GRANTORS' land, over and across said land of GRANTORS thence continuing in a West-North West direction over across that GRANTEEES' land lying west of the GRANTORS' land, said dirt drive here generally following the southern boundary of GRANTEEES' land as described in the First Tract in Deed Book 772, Page 554 of the Harnett County Registry, said dirt path continuing until terminating upon reaching N.C. Highway 210; and

WHEREAS, the parties by these presents recognize the existence of the existing dirt drive as heretofore described and located and further desire to recognize and do recognize each other's rights to have the full use and enjoyment of their respective properties

RECORDED TO DATE
OFFICE OF HARNETT COUNTY
TAX SUPERVISOR

ON Out of 01-0547-0024
BY ALG



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including that use and enjoyment consistent with and necessary to engage in agricultural and forestry enterprises as well as recreational activities and whereas such use and enjoyment being further fostered by all parties having actual ingress and egress to their respective lands through the use of said dirt drive and said dirt drive being necessary to the same, each party has therefore agreed to grant unto the other, reciprocal easements of even date for such purposes.

NOW THEREFORE, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS have bargained and sold and by these presents do bargain, sell, grant, and convey to GRANTEES, their heirs, successors, and assigns, TO HAVE AND TO HOLD, for the purposes heretofore indicated, a right of way and perpetual easement to run with the land over GRANTORS' land as shown on that map entitled "Gwendolyn W. Warren and Cleta W. Rives" prepared by Stancil & Associates, RLS, dated January 29, 1993, and being recorded in Plat Cabinet F, Slide 155-C on April 8, 1993 in the Harnett County Registry, to which map reference is hereby made for a more full and complete description, with said easement consisting generally of the existing dirt drive as shown on said map and as heretofore mentioned and described.

IN TESTIMONY WHEREOF, GRANTORS have hereunto set their hands and seals and have adopted the printed word "SEAL" appearing beside their names below as their personal seal, this the day and year first above written.

Gwendolyn W. Warren (SEAL)
Gwendolyn W. Warren / GRANTOR

H. G. Warren, Sr. (SEAL)
H. G. Warren, Sr / GRANTOR

Cleta W. Rives (SEAL)
Cleta W. Rives / GRANTOR

George E. Rives (SEAL)
George E. Rives / GRANTOR



GAYLE F. HOLDER, REGISTER OF DEEDS
FOR HARNETT COUNTY
By Shelia R. Bailey
Deputy/Notary Register of Deeds

The foregoing Certificate of Shelia R. Bailey Notary Public of Surry County, North Carolina, is certified to be correct. This instrument was prepared for registration this day and hour and recorded in the Office of the Register of Deeds of Harnett County, North Carolina, in Book 93 at Page 721.123 on 10 day of Dec, 1993, at 1:18 o'clock P.M.



NOTARY PUBLIC

WITNESS my hand and Notarial Seal, this 2 day of December, 1993

My commission expires: January 31, 1998

I, Shelia R. Bailey, A Notary Public, hereby certify that CLITA W. RIVES, and husband GEORGE E. RIVES, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument of writing for the purposes therein expressed.

NORTH CAROLINA
Surry COUNTY



NOTARY PUBLIC

WITNESS my hand and Notarial Seal, this 14 day of December, 1993.

My commission expires: 9-10-96

I, Barbara H. Briggs, A Notary Public, hereby certify that GWENDOLYN W. WARREN, and husband H.G. WARREN, SR., personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument of writing for the purposes therein expressed.

NORTH CAROLINA,
Kernburg COUNTY

13484

FILED
BOOK 1030 PAGE 724-726

NORTH CAROLINA

'93 DEC 10 PM 1 48

COUNTY OF HARNETT

GAYLE P. HOLDER

This DEED OF EASEMENT, made this 10th day of December, 1993, by C.M. LASSATER and wife RUTH B. LASSATER, citizens and residents of Harnett County, North Carolina, hereinafter called GRANTORS, to GWENDOLYN W. WARREN, and husband H.G. WARREN, SR., citizens and residents of Mecklenburg County, North Carolina and to CLETA W. RIVES, and husband GEORGE E. RIVES, citizens and residents of Surry County, North Carolina, hereinafter called GRANTEES:

WITNESSETH:

THAT WHEREAS GRANTORS own a certain tract of land lying and being in Anderson Creek Township, Harnett County, North Carolina said tract being adjacent to and lying east of N.C. Highway 210 south of Lillington and further being that same land described as the First Tract as found in Deed Book 772, Page 554 of the Harnett County Registry; and

WHEREAS GRANTEES own that 167.634 acre tract of land as shown on that map entitled "Gwendolyn W. Warren and Cleta W. Rives" prepared by Stancil & Associates, RLS, dated January 29, 1993, and being recorded in Plat Cabinet F, Slide 155-C on April 8, 1993 in the Harnett County Registry, to which map reference is hereby made for a more full and complete description; and

WHEREAS the aforementioned property of the GRANTORS lies adjacent to and forms part of the western boundary of the aforementioned property of the GRANTEES; and

WHEREAS GRANTORS, in addition to that property heretofore mentioned, also own land lying adjacent to and forming part of the eastern boundary of the aforementioned property of the GRANTEES, said land being that same land described in Deed Book 345, Page 561 of the Harnett County Registry; and

WHEREAS, as shown on the aforementioned map of the GRANTEES' property, there is now, located south of the Run of Anderson Creek, a dirt drive in existence running generally in a West-North West direction from that GRANTORS' land located east of the GRANTEES' land, over and across said land of GRANTEES thence continuing in a West-North West direction over across that GRANTORS' land lying west of the GRANTEES' land, said dirt drive here generally following the southern boundary of GRANTORS' land as described in the First Tract in Deed Book 772, Page 554 of the Harnett County Registry, said dirt path continuing until terminating upon reaching N.C. Highway 210; and

WHEREAS, the parties by these presents recognize the existence of the existing dirt drive as heretofore described and located and further desire to recognize and do recognize each other's rights to have the full use and enjoyment of their respective properties

RECORDED IN THE
OF HARNETT COUNTY
TAX SUPERVISOR

ON parcel # cannot be identified ALL



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including that use and enjoyment consistent with and necessary to engage in agricultural and forestry enterprises as well as recreational activities and whereas such use and enjoyment being further fostered by all parties having actual ingress and egress to their respective lands through the use of said dirt drive and said dirt drive being necessary to the same, each party has therefore agreed to grant unto the other, reciprocal easements of even date for such purposes.

NOW THEREFORE, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS have bargained and sold and by these presents do bargain, sell, grant, and convey to GRANTEES, their heirs, successors, and assigns, TO HAVE AND TO HOLD, a right of way and perpetual easement to run with the land for ingress and egress over that land described as the First Tract as found in Deed Book 772, Page 554 of the Harnett County Registry said easement consisting generally of the existing dirt drive heretofore mentioned and described.

IN TESTIMONY WHEREOF, GRANTORS have hereunto set their hands and seals and have adopted the printed word "SEAL" appearing beside their names below as their personal seal, this the day and year first above written.

C. M. Lassater (SEAL)
C.M. Lassater / GRANTOR

Ruth B. Lassater (SEAL)
Ruth B. Lassater / GRANTOR

NORTH CAROLINA,
HARNETT COUNTY.

I, Robert H. Westmoreland A Notary Public, hereby certify that C.M. LASSATER and wife RUTH B. LASSATER personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument of writing for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this 9th day of December, 1993.

Robert H. Westmoreland
NOTARY PUBLIC

My commission expires:

11-17-97



726

NORTH CAROLINA,
 HARNETT COUNTY.

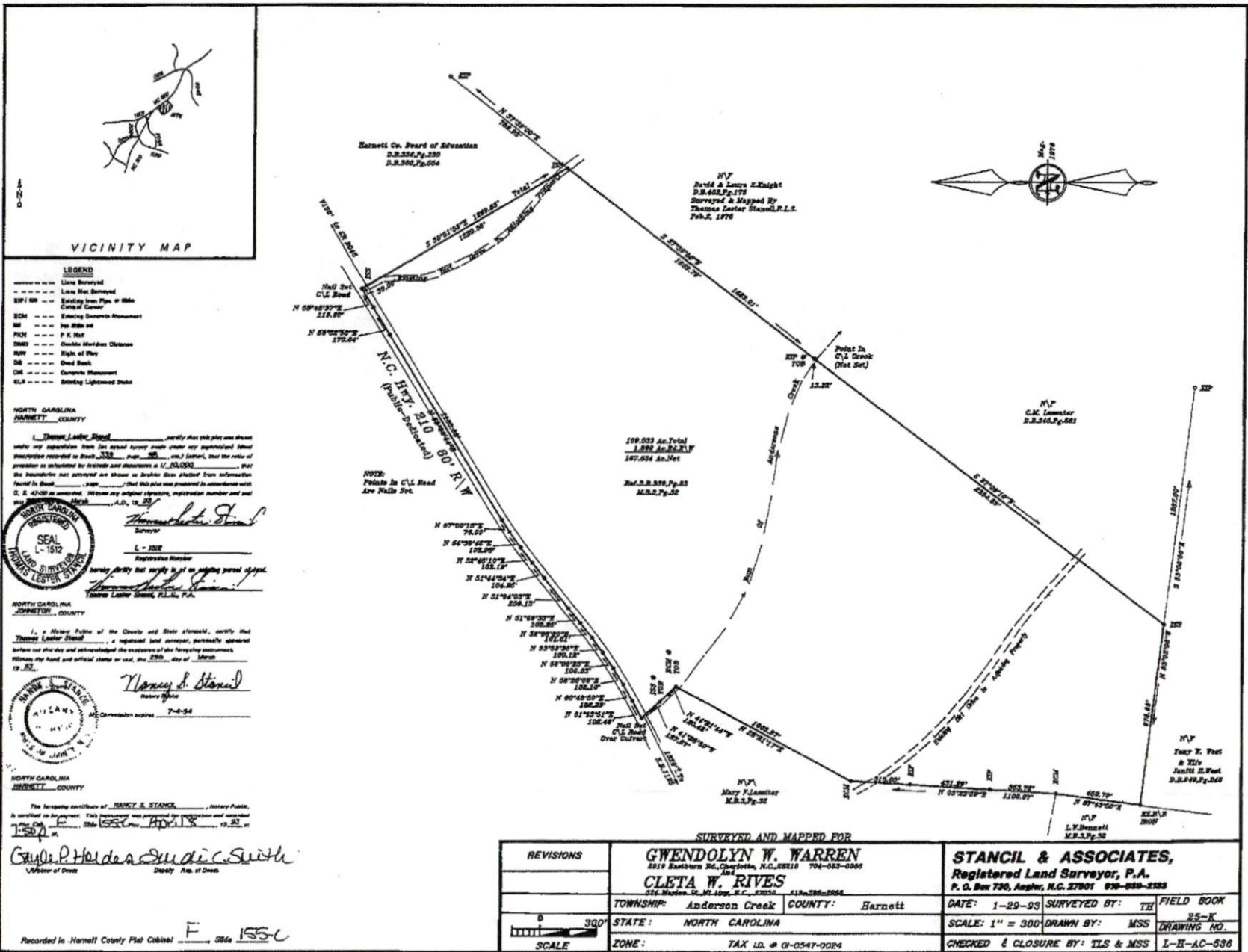
The foregoing Certificate of Robert H. Williamson
 a Notary Public of Harnett county, State of North Carolina,
 is certified to be correct. This instrument was presented for
 registration this day and hour and recorded in the Office of the
 Register of Deeds of Harnett County, North Carolina, in Book 1039
 at page 124:726

This 10 day of Dec, 1993, at 11:48 o'clock P.m.

GAVIE P. HOLDER, REGISTER OF DEEDS
 FOR HARNETT COUNTY
 By Robert H. Williamson
 Deputy/Asst. Register of Deeds

N.C. # 7 Slide 155-C

PA#F Slide 155C



For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2018 Sep 24 01:46 PM NC Rev Stamp: \$ 334.00
Book: 3640 Page: 979 - 983 Fee: \$ 26.00
Instrument Number: 2018013612

HARNETT COUNTY TAX ID #
010547 0024

09-24-2018 BY: CW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$334.00

Parcel ID #: 010547 0024

This deed was prepared by: Kirsten E. Foyles, Esq., 340 Commerce Ave., 16, Southern Pines, NC 28387

Mail after recording to: _____ **NO OPINION ON TITLE REQUESTED OR GIVEN**
THIS DEED made this 19th day of September 2018, by and between

GRANTOR: FIRST TROY SPE, LLC
A North Carolina Limited Liability Company
340 Commerce Ave., Ste. 16, Southern Pines, NC 28387

And

GRANTEE: WSP FARMS, LLC
A North Carolina Limited Liability Company
3701 Lake Boone Tr., Ste. 2000, Raleigh, NC 27601

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 Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor in instruments recorded in: **Book 3262, Page 866**, Harnett County Registry.

All or a portion of the property herein conveyed 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.

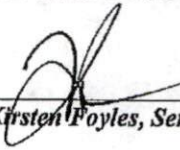
Submitted electronically by "Tart Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

1. Easements, Rights of Way, Restrictions and Encumbrances of record.

Pursuant to *Article VI Sec. 6.1 (a) of the Operating Agreement of First Troy SPE, LLC dated November 16, 2009*, the management and control of the business and affairs of said LLC is vested in its' Board of Directors, each member of whom constitutes a manager of the LLC. Pursuant to *Article VI Sec. 6.12 (a)*, the Board of Directors may, from time to time, designate and/or employ one or more individuals to be officers of the Company. ...the officers of the Company shall have the authority to pursue the business and purpose of the Company, including without limitation the authority to (i) acquire and retain for any period of time, any real or personal property, or interest in such property; (ii) sell, exchange, quitclaim, convert, partition, grant an option on, abandon or otherwise dispose of all or any part of any real or personal property or any interest in such property;... By *Resolution dated July 1, 2017*, the signing officer herein was authorized and empowered to execute instruments on behalf of the LLC and such power remains in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its company name by its duly authorized Senior Vice President the day and year first above written.

FIRST TROY SPE, LLC

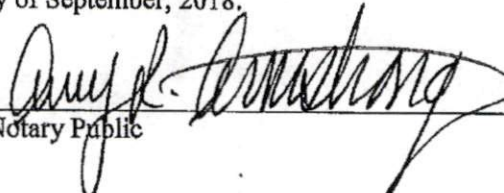
BY:  (SEAL)
Kirsten Foyles, Senior Vice President

NORTH CAROLINA, CHATHAM COUNTY:

I, Amy R. Armstrong, a Notary Public of the County and State aforesaid do hereby certify that Kirsten Foyles, Senior Vice President, for FIRST TROY SPE, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed being authorized to do so on behalf of the company.

Witness my hand and official stamp or seal, this 19th day of September, 2018.

My commission expires: July 4, 2020
SEAL


Notary Public

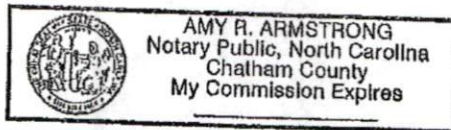


EXHIBIT "A"

FIRST TRACT: That certain tract described on plat prepared by Stancil & Associates entitled "Gwendolyn W. Warren and Clea W. Rives" dated January 29, 1993, filed in Harnett County Registry at 7:50 p.m. on April 8, 1993, and recorded in Plat Cabinet F, at Slide 155-C.

Grantor has EXCEPTED from the 169.533-acre tract shown on the above referred to map two (2) parcels which have been heretofore cut from said parcel and conveyed away. The deeds whereby said excepted parcels were conveyed away are identified as follows:

EXCEPTION NO. 1

That certain tract of land containing 12.376 acres, more or less, conveyed to The Harnett County Board of Education by Gwendolyn W. Warren et al. by deed dated June 29, 1994, filed in Harnett County Registry at 4:02 p.m. on July 14, 1994, and recorded in Book 1059, at Pages 334-336. Said 12.376-acre tract is described as follows:

BEGINNING at a pk nail found in the centerline of N. C. Hwy. 210, 60 ft. R/W road, said beginning point also being the southwesternmost corner of Harnett County Board of Education as recorded in Deed Book 356, Page 230, and Deed Book 360, Page 554; thence running along a common line with Harnett County Board of Education South 30° 51' 53" East 1270.20 ft. to a found iron stake; thence running along the eastern property line as referenced in Map Book 3, Page 32, Harnett County Registry, South 37° 39' 00" West 429.80 ft.; thence running a new line, North 30° 52' 01" West 1425.28 ft. to a point in the centerline of N. C. Hwy. 210; thence running along the centerline of N. C. Hwy. 210, North 58° 39' 44" East 109.76 ft. to a point; thence running North 58° 52' 53" East 170.64 ft. to a point; thence continuing to run with the centerline of said road, North 58° 48' 37" East 119.60 ft. to the POINT OF BEGINNING and containing 12.376 acres, ± and being the northern portion of a 167.63-acre tract as recorded in Map Book 3, Page 32 and adjoining the lands of Harnett County Board of Education.

EXCEPTION NO. 2

A small parcel conveyed to the North Carolina Department of Transportation by Gwendolyn W. Warren et al. by deed dated September 12, 1997, filed in Harnett County Registry at 9:50 a.m. on November 25, 1997, and recorded in Book 1237, at Pages 735-736. Said parcel is described as follows:

EXHIBIT "A" (cont.)

BEGINNING at a point being 50 ft. southeasterly of and normal to survey station 508 + 30.38, survey line L; thence southwesterly at all points 50 feet southeasterly of and normal to survey line L to the point of intersection with the common property line of Gwendolyn W. Warren et al., and Charles Lasater, now or formerly, and the grantors in the deed recorded in Book 1237, at Pages 735-736, said point being southeasterly of and normal to survey line L; thence northwesterly along the common property line of Gwendolyn W. Warren, et al., and Charles Lasater, now or formerly, and the grantors in the deed recorded in Book 1237, at Pages 735-736 and the common property line, if extended, of Gwendolyn W. Warren, et al., and Charles Lasater, now or formerly, and the grantors in the deed recorded in Book 1237, at Pages 735-736 to the point of intersection with survey line L; thence northeasterly along survey line L to survey station 508 + 30.38, survey line L; thence southeasterly in a straight line to a point lying 30 ft. southeasterly of and normal to survey station 508 + 30.38, survey line L; thence southeasterly in a straight line to the point of BEGINNING.

SECOND TRACT: Easement conveyed to Gwendolyn W. Warren et al. by C. M. Lassater and wife, Ruth B. Lassater, by deed of easement dated December 9, 1993, filed in Harnett County Registry at 1:48 p.m. on December 10, 1993, and recorded in Book 1030, at Pages 724-726.

The above-described lands were conveyed to 210 Highway Development, LLC, by Gwendolyn W. Warren, widow, George E. Rives and David Vernon Rives, as Agent and Attorney-in-Fact for Cieta Wilborn Rives, by deed dated July 7, 2006, filed in Harnett County Registry at 11:44:08 A.M. and recorded in Book 2285, at Page 419.

Said lands are conveyed subject to the following:

- (a) Harnett County *ad valorem* property taxes for the year 2006, which are to be prorated.
- (b) Easement conveyed by Gwendolyn W. Warren et al. to C. M. Lassater and wife, Ruth B. Lassater, by deed of easement dated December 7, 1993, filed in Harnett County Registry at 1:48 p.m. on December 10, 1993, and recorded in Book 1030, at Pages 721-723. Said easement is shown on plat of grantors' land dated January 29, 1993, filed for registration at 7:50 p.m. on April 8, 1993, and recorded in Plat Cabinet F, Slide 155-C.
- (c) Easement conveyed by Gwendolyn W. Warren et al. to the North Carolina Department of Transportation by deed dated September 12, 1997, filed in Harnett County Registry at 9:50 a.m. on November 25, 1997, and recorded in Book 1237, at Pages 735-736. Said easement is described as follows:

BEGINNING at a point on the existing southeastern right of way boundary of NC 210, said point being 30 feet southeasterly of and normal to survey station 513 + 65, survey line L; thence northeasterly along and with the existing southeastern right of

EXHIBIT "A" (cont.)

way boundary of NC 210 at all points being 30 feet southeasterly of and normal to survey line L to a point 30 feet southeasterly of and normal to survey station 513 + 95, survey line L; thence southeasterly in a straight line to a point 40 feet southeasterly of and normal to survey station 513 + 95, survey line L; thence southwesterly in a straight line to a point being 40 feet southeasterly of and normal to survey station 513 + 65, survey line L; thence northwesterly in a straight line to the point of BEGINNING.

FURTHER SAVING AND EXCEPTING FROM THE FIRST TRACT:

- (1) All of Lots 3, 4, 5, 6, 7, 8, 14, 16, 17, 20, 23, 25, 26, 30, 32, 34, 36, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 61 and 62 as shown on the plat entitled "Map of Correction for: Gwen Oaks Subdivision" revised 9/23/2009, and recorded in Plat Cabinet 2009, Slides 667 and 668, Harnett County Registry.
- (2) All of Tract A, containing 2.67 acres, more or less, and all of Lots 100, 101, 102, 103 and 104 as shown on the plat entitled "Minor Subdivision and Recombination Map For: 210 Highway Development, revised 12-06-2012, recorded in Plat cabinet 2012, Slide 596, Harnett County Registry.

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a horizontal line extending to the right.