

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Nov 13, 2017
AT 11:32:03 am
BOOK 01956
START PAGE 0866
END PAGE 0875
INSTRUMENT # 12687
EXCISE TAX (None)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 0005868; 0072774 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail to: WALKER LAMBE, PLLC, P.O. Box 51549, Durham, NC 27717-1549

This instrument was prepared by: Kelly J. Mackay, Attorney, Walker Lambe, PLLC
Post Office Box 51549, Durham, NC 27717-1549
(WITHOUT BENEFIT OF TITLE EXAMINATION)

Brief description for the Index: 511.03 ac. – DeGraffenried Plantation, Center Township

THIS DEED made this 18th day of October, 2017, by and between

GRANTOR

JUDITH T. LESSLER,
Widow

97 Plantation Drive
Pittsboro, NC 27312

GRANTEE

ALSTON-DEGRAFFENRIED, LLC,
a North Carolina Limited Liability Company

97 Plantation Drive
Pittsboro, NC 27312

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 Center Township, Chatham County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE.

The property hereinabove described was acquired by Grantor and her husband, Kenneth J. Lessler, by instrument recorded in Book 369, Page 481. Kenneth J. Lessler died a resident of Chatham County, North Carolina, leaving the Grantor as the surviving tenant by the entirety.

All or a portion of the property herein conveyed X includes or _____ 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. All recorded restrictions, easements, encumbrances and rights-of-way affecting the property.
2. Ad valorem taxes for the year 2017.
3. Ad valorem taxes for the year 2018 and for subsequent years, not yet due and payable.

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

Judith T. Lessler (SEAL)
JUDITH T. LESSLER, Widow

State of North Carolina, County of Durham

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **JUDITH T. LESSLER, Widow**, 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 26 day of October, 2017.

My Commission Expires: 3-8-20

Kelly J. Mackay
Notary Public

(Affix Seal)

Kelly J. Mackay
Notary's Printed or Typed Name

KELLY J. MACKAY
NOTARY PUBLIC
WAKE COUNTY, N.C.

EXHIBIT "A"PARCEL A:

Being all of that 511.03 acres tract of land lying and being in Center Township, Chatham County, North Carolina, as shown on plat and survey entitled "DeGraffenriedt Plantation, Center Township, Chatham County, North Carolina" by William G. Joyner, Registered Land Surveyor, dated May 21, 1970, said plat and survey being recorded in Plat Book 13, at page 47, Chatham County Registry, and reference being hereby expressly made to said plat and survey, and same being incorporated by reference herein as if set forth fully herein, for a more particular description.

SAVE AND EXCEPT from this conveyance the 5.00 acres tract lying and being on the South side of U.S. Highway No. 64 as shown on the above referred to plat and survey.

LESS AND EXCEPT from Parcel A the following described sixteen (16) tracts:

TRACT #1:

BEGINNING at a point in the center line of S.R. No. 1514, said point being located South 21 degrees 01 minutes West 366.90 feet; South 6 degrees 59 minutes East 158.05 feet; South 6 degrees 59 minutes East 55.15 feet; South 5 degrees 59 minutes East 331.85 feet and South 6 degrees 01 minutes West 476.10 feet from the point where Horace Mann's southern line intersects the center line of S.R. No. 1514; thence from said point of beginning, South 85 degrees 20 minutes 40 seconds East 668.89 feet to an iron stake; thence South 7 degrees 00 minutes 00 seconds West 720.00 feet to the center of an old road; thence with the road leading to Alston's property, South 86 degrees 52 minutes West 702.80 feet to the center line of S.R. No. 1514; thence with S.R. No. 1514, North 8 degrees 20 minutes East 535.00 feet and North 9 degrees 15 minutes East 281.65 feet to the point and place of beginning, containing 12.00 acres more or less, and being all of that parcel designated as No. 5 on the plat entitled "Harlands Creek, Center Township, Chatham County, North Carolina," Map No. 2, prepared by William G. Joyner, R.L.S., April 30, 1973, and recorded in Plat Book 14, page 87, Chatham County Registry, which plat is hereby incorporated by reference.

This conveyance is made subject to the rights of way as shown on said plat recorded in Plat Book 14, page 87, Chatham County Registry and such rights of way are for roads and utility easements.

This conveyance is also subject to the "Declaration of Covenants, Conditions and Restrictions" executed on the 7th day of May, 1973, and recorded in Book 373, at page 237, Chatham County Registry and are hereby incorporated as if set forth fully herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Robert Smythe and wife, Marianne Smythe, by deed recorded in Book 373, Page 248, Chatham County Registry.

TRACT #2:

BEGINNING at a point in the center line of S.R. 1514, said point being the northwest corner of Parcel No. 5 as shown on the plat of Harlands Creek, Center Township, Chatham County, N.C., Map No. 2 prepared by William G. Joyner, R.L.S., April 28, 1973, and recorded in Plat Book 14, page 87, Chatham County Registry; thence from said point of beginning and with the center line of S.R. 1514, North 21° 01' East 366.90 feet; North 06° 59' West 213.20 feet and North 05° 59' West 191.10 feet; thence a new line in Lessler, South 85° 46' East 1742.99 feet to an iron stake in Horace Mann's line; thence with Horace Mann's line, South 06° 34' West 374.35 feet to an iron stake, the northwest corner of Frank Alston; thence with Alston's line, South 06° 51' West 20.00 feet to an iron stake; thence a new line of Lessler, South 75° 38' West 1127.31 feet to the northeast corner of said Parcel No. 5; thence with the northern line of Parcel No. 5, North 85° 21' West 668.89 feet to the point and place of beginning containing 24.981 acres more or

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less as shown on the plat of a portion of Harlands Creek prepared by William G. Joyner, R.L.S., October 18, 1973.

SAVE AND EXCEPT from the above described tract all that portion which lies within the rights of way of S.R. 1514.

The above described property is a portion of Tract B of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Albert Robert Gratta, by deed recorded in Book 377, Page 621, Chatham County Registry.

TRACT #3:

BEGINNING at a point in the center line of S.R. No. 1514, the northeast corner of Corley, said point being located North 25° 24' West 425.05 feet and North 8° 49' East 966.60 feet from the point where said S.R. 1514 intersects the center line of old Highway No. 64 as shown on the plat of Harlands Creek, Center Township, Chatham County, N.C., Map No. 1, recorded in Plat Book 14, page 86, Chatham County Registry; thence from said point of beginning, with Corley's line, North 88° 06' 38" West 676.82 feet to an iron stake; South 30° 17' 0" West 97.10 feet to an iron stake and North 88° 14' 04" West 639.58 feet to an iron stake, the northwest corner of Corley in Barnes' line; thence with Barnes' line, North 5° 04' East 645.90 feet to an iron stake, the southeast corner of Harty; thence with Harty's southern line, South 87° 07' 35" East 1376.43 feet to the center line of S.R. 1514; thence with the center line of said S.R. 1514; South 6° 48' West 436.80 feet and South 8° 49' West 100.0 feet to the point and place of beginning, containing 18.477 acres more or less.

SAVE AND EXCEPT from the above described tract all that portion which lies within the rights of way of S.R. 1514;

The above described property is a portion of Tract A of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Charles Walker and wife, Guerry Walker, by deed recorded in Book 377, Page 633, Chatham County Registry.

TRACT #4:

BEGINNING at a point in the center line of S.R. 1514, said point being the northwest corner of Parcel No. 4 as shown on the plat of Harlands Creek, Center Township, Chatham County, North Carolina, Map No. 2, prepared by William G. Joyner, R.L.S., April 28, 1973, and recorded in Plat Book 14, page 87, Chatham County Registry; thence from said point of beginning and with Horace Mann's line South 85° 5' East 1778.15 feet to an iron stake in Horace Mann's line; thence with Horace Mann's line, South 06° 34' West 615.65 feet to an iron stake, the northeast corner of Albert Robert Gratta (formerly Lessler); thence with Gratta's line, North 85° 46' West 1742.99 feet to the northwest corner of Gratta's lot at a point in the center of S.R. 1514; thence along said road, North 05° 59' West 140.75 feet; North 06° 01' East 476.10 feet to the point and place of beginning containing 24.965 acres more or less, as shown on a plat of "portion of Harland's Creek" prepared by William G. Joyner, R.L.S., October 18, 1973.

SAVE AND EXCEPT from the above described tract all that portion which lies within the rights of way of S.R. 1514.

The above described property is a portion of Tract B of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Barry Brunett and wife, Patricia Brunett, by deed recorded in Book 379, Page 741, Chatham County Registry.

TRACT #5:

BEGINNING at an iron stake set in the western right of way of S.R. 1514, said stake being located South 07° 50' 35" West 601.30 feet from an iron stake set in the western right of way of S.R. 1514 and the southeast corner of Cooper; thence from said point of beginning, South 07° 06' 49" West 595.79 feet to an iron stake in the western right of way of S.R. 1514; thence a new line in Lessler, North 87° 06' 35" West 1348.52 feet to an iron stake in Barnes' line; thence with Barnes, North 0° 36' 16" East 376.74 feet to an iron stake; thence a new line in Lessler, North 83° 56' 11" East 1398.17 feet to the point and place of beginning, containing 15.14 acres more or less as shown on the plat of a portion of Section A of Harlands Creek prepared by Peter B. Crist, R.L.S. on August 1, 1973, and recorded in Book ____, page ____, Chatham County Registry. See also plat of Harlands Creek, Map No. 1, recorded in Plat Book 14, page 86, Chatham County Registry.

This property is a portion of Tract A of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Melvin Lawrence Harty and wife, Kathleen Florence Harty, by deed recorded in Book 379, Page 84, Chatham County Registry.

TRACT #6:

BEGINNING at an iron stake set in the northern right of way of U.S. Highway No. 64 and the southeast corner of J.K. Barnes; thence from said point of beginning, North 05° 30' East 151.50 feet to a stake, a corner in Barnes; thence continuing with Barnes, South 81° 41' East 347.10 feet to a corner; thence continuing with Barnes, North 05° 04' East 965.71 feet to a point in Barnes, a new corner in Lessler; thence a new line, South 88° 14' 04" East 639.58 feet; North 30° 17' East 97.10 feet and South 88° 06' 38" East 676.82 feet to a point in the center line of S.R. 1514; thence with the center line of S.R. 1514, South 08° 49' West 966.60 feet and South 25° 24' East 425.05 feet to a nail and cap set in the center line of old Highway 64; thence with the center line of old Highway 64, South 78° 47' 03" East 294.55 feet; thence South 26° 19' 27" West 209.93 feet to an iron stake set in the northern right of way of U.S. Highway 64; thence with said right of way line, North 75° 48' 41" West 1223.00 feet to the point where old Highway 64 intersects with said right of way; thence continuing with said right of way, North 74° 55' West 237.25 feet to the point and place of beginning, containing 41.79 acres more or less and being a portion of Tract A as shown on the plat of Harlands Creek, Map No. 1, prepared by William G. Joyner, R.L.S., dated February 14, 1973, and recorded in Plat Book No. 14, page 86, Chatham County Registry.

SAVE AND EXCEPT from the above described tract all that portion which lies within the rights of way of old Highway 64 and S.R. 1514.

The above described property is a portion of Tract A of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Robert J. Corley and wife, Eleanor L. Corley, by deed recorded in Book 379, Page 264, Chatham County Registry.

TRACT #7:

BEGINNING at an iron stake set in the northern right of way line of U.S. Highway No. 64, said stake being located North 74° 55' West 1,083 feet from an iron stake set in said right of way line in the southeastern corner of Lessler as shown on the plat of Harlands Creek Map No. 3, recorded in Plat Book 14 at Page 88, Chatham County Registry; thence from said point of beginning and with the northern right of way of U.S. Highway No. 64, North 74° 55' West 1,111.88 feet to an iron stake set in said right of way; thence a new line in Lessler, North 6° 42' East 1,100.00 feet to an iron stake, a new corner in Lessler and, thence South 6° 42' West 1,269.11 feet to the point and place of BEGINNING, containing 30-acres, more

or less, as shown on the plat of a part of Harlands Creek prepared September 14, 1973 by Robert J. Ayers, R.L.S.

The above described property is a portion of Tracts B and D of Harlands Creek, Map No. 3, and is subject to Declaration of Covenants, Conditions and Restrictions as recorded in Book 373 at Page 237, Chatham County Registry, and are incorporated herein by reference.

SUBJECT TO a 60-foot perpetual easement and right of way along and across the eastern portion of the above described tract for purposes of providing ingress and egress, said 60-foot Easement and right to encompass the following described portion of the above tract (as more particularly described in Deed Book 379, Page 271, Chatham County Registry):

BEGINNING at an iron stake set in the northern right of way line of U.S. Highway #64, southeastern corner of the above described tract; running thence with the eastern line of the above described tract North 6° 42' West 1,269.11 feet to an iron stake, northeastern corner of said tract; running thence North 83° 18' West 60.00 feet to a point in the northern line of said tract; running thence South 6° 42' West approximately 1269 feet, more or less, to a point in the northern right of way line of U.S. Highway #64 South 74° 55' East 60.00 feet to an iron stake, the point and place of BEGINNING.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Brenda Handforth Kome, by deed recorded in Book 379, Page 271, Chatham County Registry.

TRACT #8:

BEGINNING at an iron stake set in the western right of way of S.R. 1514, the southeast corner of Cooper and being the northeast corner of Parcel No. 3 as shown on the plat of Harlands Creek Map No. 1, recorded in Plat Book 14, page 86, Chatham County Registry; thence from said point of beginning with the western right of way of said S.R. 1514, South 07° 50' 35" West 601.30 feet to an iron stake, the northeast corner of Harty; thence with Harty's line, South 83° 56' 11" West 1398.17 feet to an iron stake set in the line of Barnes; thence with Barnes' line, North 04° 36' 16" East 53.80 feet to the center of Harlands Creek; thence up said Creek as it meanders approximately North 08° 33' 28" West 34.25 feet; North 08° 33' 30" West 246.86 feet; North 48° 36' 01" East 143.72 feet and North 03° 51' 59" East 106.75 feet to an iron stake on the eastern side of said Creek; thence with Cooper's line, North 81° 15' East 1410.74 feet to the point and place of beginning, containing 18.24 acres more or less.

SAVE AND EXCEPT from the above described tract all that portion which lies within the rights of way of old Highway 64 and S.R. 1514.

The above described property is a portion of Tract A of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Hugh Owens, by deed recorded in Book 381, Page 980, Chatham County Registry.

TRACT #9:

BEGINNING at a point in the center line of S.R. No. 1514, the northeast corner of Corley, said point being located North 25° 24' West 425.05 feet and North 8° 49' East 966.60 feet from the point where said S.R. 1514 intersects the center line of old Highway No. 64 as shown on the plat of Harlands Creek, Center Township, Chatham County, N.C., Map No. 1, recorded in Plat Book 14, Page 86, Chatham County Registry; thence from said point of beginning, with Corley's line, North 88° 06' 38" West 676.82 feet to an iron stake; South 30° 17' 0" West 97.10 feet to an iron stake and North 88° 14' 04" West 639.58 feet to an iron stake, the northwest corner of Corley in Barnes' line; thence with Barnes' line, North 5° 04' East 645.90 feet to an iron stake, the southeast corner of Harty; thence with Harty's southern line, South 87° 07' 35" East 1376.43 feet to the center line of S.R. 1514; thence with the center line of said S.R. 1514; South 6° 48' West 436.80 feet and South 8° 49' West 100.0 feet to the point and place of beginning, containing 18.477 acres more or less.

SUBJECT to the rights of way of Secondary Road No. 1514.

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The above described property is a portion of Tract A of Harlands Creek and is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 373, Page 237, Chatham County Registry and are incorporated herein by reference.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Sarah Elizabeth Boyd and David Charles Williams, by deed recorded in Book 398, Page 330, Chatham County Registry.

TRACT #10:

BEGINNING at a point in the old road leading from State Road #1514 to the Frank Alston property, said point being the southeast corner of Parcel #5 on the plat entitled "Harlands Creek", Center Township, Chatham County, North Carolina, Map No. 2, prepared by William G. Joyner, R.L.S., April 30, 1973, recorded in Plat Book 14, page 87, Chatham County Registry, which plat is hereby incorporated by reference; thence from said point of Beginning North 07° 00' East 720 feet to an iron pipe in the line of Gratta; thence with his line North 75° 38' East 630 feet to an iron pipe; thence with a new line with Lessler South 04° 10' West 1057.67 feet passing through an iron pipe set in the northern boundary of said old road to a point in said old road; thence with said road the following courses and distances: North 81° 19' West 68.83 feet, North 66° 20' West 152.50 feet, North 74° 48' West 428.30 feet to the point and place of Beginning containing 12.508 acres, more or less, as shown on the plat of "Property of Charles Gardner" prepared July 12, 1977 by William G. Joyner, R.L.S.

The above described property is a portion of Parcel #4, Harlands Creek, Map #2, and is subject to the "Declaration of Covenants, Conditions and Restrictions", recorded in Book 373, page 237, Chatham County Registry, and by reference are hereby incorporated as if fully set forth.

This conveyance is also made subject to the rights-of-way as shown on said plat recorded in Plat Book 14, page 87, Chatham County Registry and such rights-of-way are for roads and utility easements.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Charles H. Gardner and wife, Angela M. Davis-Gardner, by deed recorded in Book 407, Page 3, Chatham County Registry.

TRACT #11:

BEING that 37.37 acre tract known as Parcel No. 2 on that plat entitled "Harland's Creek," Center Township, Chatham County, North Carolina, Map No. 1, "Prepared by William G. Joyner, Registered Land Surveyor," recorded in Plat Book 14, at Page 86, Chatham County Registry.

This conveyance is made and accepted subject to the "Declaration of Covenants, Conditions and Restrictions" which are recorded in Book 373, at Page 237, Chatham County Registry.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Charles Laurence Cooper and wife, E. Blanche Morrison, by deed recorded in Book 409, Page 765, Chatham County Registry.

TRACT #12:

All that parcel of land located in Center Township, Chatham County, North Carolina, described as follows: BEGINNING at an iron stake located in the intersection of a 60 foot right-of-way and S.R. #1514, said point being located in the center of S.R. #1514 2598.75 feet; and running thence with 60 foot right-of-way (see Plat Book 14, page 88, Chatham County Registry) South 86° 52' West 702.80 feet, North 74° 48' West 428.30 feet, North 66° 20' West 152.50 feet, North 81° 19' West 68.83 feet to the point and place of Beginning, and running from the point and place of Beginning North 4° 10' East 1057.67 feet to a point in the line of Gratta; thence with the line of Gratta North 75° 38' East 497.31 feet to a point located in the line of Alston; thence with the line of Alston South 6° 51' West 1003.55 feet to a point located in 60-foot drive; thence with 60-foot drive the following courses and distances: South 59° 2' West 178.70 feet, South 65° 34' West 242.31 feet, North 81° 19' West 65.62 feet to the point and place of Beginning containing 10.735 acres, more or less, and being more particularly described according to that

plat entitled "Property of Wallace Clifton Beasley, Jr. and Kathleen K. Buck", Center Township, Chatham County, North Carolina, portion of Harland's Creek Subdivision by William G. Joyner, R.L.S. dated November 18, 1977. See Plat Book 14, page 88, Chatham County Registry.

This conveyance is made subject to Restrictive Covenants and Conditions recorded in Book 373, page 237, Chatham County Registry.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Kathleen King Buck and Wallace Clifton Beasley, by deed recorded in Book 409, Page 763, Chatham County Registry.

TRACT #13:

All that certain 10.014 acres, more or less, parcel of land as shown on the plat and survey entitled "Survey for Stephanie B. Talbott", prepared by Van R. Finch, Land Surveys, dated April 15, 1991 and recorded in Plat Slide 91-173, Chatham County Registry. This conveyance is subject to the right of way for S.R. 1514 across the western end of the property and to the rights of others in and to that certain private sixty (60) foot right of way across the northern portion of the property as shown on the plat above referred to. This conveyance is subject to those certain Restrictive Covenants recorded in Book 373, page 237, Chatham County Registry, and further to the Restrictions and Road Maintenance Agreement dated March 14, 1991 and recorded in Book 571, page 485, Chatham County Registry.

The above described property is a portion of Lot 6 of the Harland Creek Subdivision as shown on plat recorded in Plat Book 14, page 87, Chatham County Registry.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Stephanie Talbott, by deed recorded in Book 578, Page 402, Chatham County Registry.

TRACT #14:

Being all of that certain Tract of land containing 10.001 acres, more or less, according to a plat entitled "Exempt Subdivision Surveyed for Mike Riggs and Donna Riggs" prepared by Freehold Land Surveys, Inc., dated June 29, 1999 and recorded in the Office of the Register of Deeds for Chatham County at Plat Slide 99-429, to which plat reference is hereby made for a more particular description.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Robert Smythe and wife, Marianne Smythe, by deed recorded in Book 373, Page 248, Chatham County Registry.

Being the same tract conveyed from Kenneth J. Lessler and wife, Judith T. Lessler, to Mike Riggs and wife, Donna Riggs, by deed recorded in Book 806, Page 579, Chatham County Registry.

TRACT #15:

BEING ALL of Lot A1, containing 0.931 acres, more or less, as per plat entitled "Survey for Robert J. Corley and Eleanor L. Corley" prepared by Van R. Finch – Land Surveys, PA, dated January 26, 2009, revised August 25, 2009 and recorded in Plat Slide 2009-184, Chatham County Registry, reference to which is hereby made for a more particular description.

This tract is not a separate lot, but is to be combined with Lot A as shown on the above referenced plat to form one parcel owned by Grantees.

Being the same tract conveyed from Judith T. Lessler to Robert J. Corley and wife, Eleanor L. Corley, by deed recorded in Book 1480, Page 929, Chatham County Registry.

TRACT #16:

BEING all of the property taken by the North Carolina Department of Transportation by that Final Judgment filed in File No. 96-CVS-0322, filed in the Office of the Clerk of Superior Court of Chatham County, North Carolina, and recorded in Book 791, Page 1092, Chatham County Registry, and more particularly described as follows:

A. New Right of Way #1:

BEGINNING at a point lying North 21° 09' 33" East 91.75 feet from Survey Station 25+61.95 in Survey Line -L- REV of Highway Project 8.T520803 (R-2219AA), being designated as point "A" upon the aforementioned map filed herein; running thence with points designated on said map as follows: North 21° 09' 33" East 37.16 feet to point "B"; thence South 81° 01' 15" East 212.99 feet to point "C"; thence North 69° 04' 12" East 74.76 feet to point "D"; thence North 04° 46' 11" West 87.55 feet to point "E"; thence North 22° 45' 34" West 31.65 feet to point "F"; thence South 79° 33' 56" East 95.38 feet to point "G"; thence South 33° 04' 25" East 7.91 feet to point "H"; thence South 76° 31' 05" East 669.77 feet to point "J"; thence North 09° 16' 16" East 13.00 feet to point "K"; thence South 74° 15' 15" East 809.96 feet to point "L"; thence North 14° 02' 05" East 18.00 feet to point "M"; thence South 73° 54' 33" East 72.66 feet to point "N"; thence North 69° 34' 46" East 44.43 feet to point "O"; thence South 83° 27' 16" East 103.42 feet to point "P"; thence South 01° 33' 23" West 112.51 feet to point "Q"; thence North 80° 03' 58" West 2,051.45 feet to point "A", the point and place of beginning, containing 5.68 acres, more or less.

B. New Right of Way #2:

Beginning at a point lying North 01° 31' 00" East 12.11 feet from Survey Station 57+49.38 in Survey Line -WBL- of Highway Project 8.T520803 (R-2219AA), being designated as point "R" upon the aforementioned map filed herein; running thence with points designated on said map as follows: North 01° 31' 00" East 394.37 feet to point "S"; thence a curve turning to the right, being a segment of a circle having a radius of 1270.9156 feet and having a chord with a bearing of South 74° 32' 58" East 127.74 and a chord distance of 518.82 feet, an arc distance of 522.49 feet along said curve to point "T"; thence South 60° 24' 47" East 127.74 feet to point "U"; thence North 75° 25' 52" East 473.39 feet to point "V"; thence South 01° 40' 42" West 315.02 feet to point "W"; thence South 78° 49' 09" West 504.85 feet to point "X"; thence North 80° 03' 58" West 584.02 feet to point "R", the point and place of beginning, containing 8.44 acres, more or less.

C. New Right of Way #3:

Beginning at a point lying North 01° 40' 42" East 27.19 feet from Survey Station 25+37.56 in Survey Line -RP B- of Highway Project 8.T520803 (R-2219AA), being designated as point "Y" upon the aforementioned map filed herein; running thence with points designated on said map as follows: North 80° 03' 58" West 330.79 feet to point "Z"; thence North 78° 49' 09" East 335.79 feet to point "AA"; thence South 01° 40' 42" West 122.23 feet to point "Y", the point and place of beginning, containing 0.46 acres, more or less.

D. Permanent Drainage Easement:

Beginning at a point lying North 06° 44' 24" East 48.38 feet from Survey Station 24+96.00 in Survey Line -SER RD- of Highway Project 8.T520803 (R-2219AA), being designated as point "M" upon the aforementioned map filed herein; running thence with points designated on said map as follows: North 06° 44' 24" East 22.18 feet to point "d"; thence South 80° 23' 57" East 55.21 feet to point "e"; thence South 09° 55' 40" West 28.01 feet to point "f"; thence North 74° 12' 30" West 54.26 feet to point "M", the point and place of beginning, containing 0.03 acres, more or less.

PARCEL B:

The land East of the eastern line of Lot A and of Lot A1 as shown on that plat entitled "Survey for Robert J. Corley and Eleanor L. Corley" prepared by Van R. Finch – Land Surveys, PA, dated January 26, 2009, revised August 25, 2009 and recorded in Plat Slide 2009-184, Chatham County Registry, reference to which is hereby made for a more particular description.

Being the same tract conveyed from Robert J. Corley and wife, Eleanor L. Corley, to Judith T. Lessler, by quitclaim deed recorded in Book 1482, Page 312, Chatham County Registry.