

BK 2799 PG 716 - 721 (6)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20142419
03/29/2022 11:38:57 AM
Tax: \$0.00

Excise Tax: \$-0-

Recording Time, Book &

Page

Pin # 8375-23-4859 & 8735-33-8516

State of North Carolina

WARRANTY DEED

County of Randolph

This Deed made this 29th day of December, 2021, by and between:

Wildlands Farms, LLC, a North Carolina limited liability company
1430 S. Mint Street, Suite 104
Charlotte, NC 28203
(hereinafter called "Grantor")

And

Wildlands Engineering, Inc., a North Carolina corporation
1430 S. Mint Street, Suite 104
Charlotte, NC 28203
(hereinafter called "Grantee")

Return to Grantee

Prepared by: Wildlands Engineering, Inc.
1430 S. Mint Street, Suite 104, Charlotte, NC 28203

Submitted electronically by "Wildlands Engineering, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

WITNESSETH

Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to it paid by the said Grantee, the receipt of all of which is hereby acknowledged, has, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs, successors and assigns, in fee simple all those certain tracts of land lying and being in Liberty Township, **Randolph** County, North Carolina, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCOPRORATED
HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantors in those deeds recorded in Book 2763 at Page 2207, in Book 2778 at Page 1385, and in Book 2778 at Page 1390, Randolph County Registry.

To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantee, its heirs, successors and assigns, in fee simple to its only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantor covenants with the Grantee, its heirs, successors and assigns: that it is the owner of and is seized of the premises in fee simple; that it has the right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that it will forever warrant and defend the title thereto against the claims of all persons whomsoever, other than the following exceptions:

1. Randolph County Ad Valorem Property Taxes for 2022 and subsequent years.
2. Right of way for US Highway 421.
3. US Highway 421 is a controlled access highway and Grantors hereby disclose to Grantee that at this time there is no access to US Highway 421 from the above-described property.
4. Access to the site is restricted by 200' wide Right of Way for Norfolk Southern Railroad; see plats recorded in Book 170 at Page 87 and in Book 172 at Page 8 in the Randolph County Registry.

IN TESTIMONY WHEREOF, the said Grantor has caused this instrument to be signed in its name by its duly authorized manager, the day and year first above written.

WILDLANDS FARMS, LLC, a North Carolina limited liability company

By: Shawn D. Wilkerson
Shawn W. Wilkerson, Manager

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

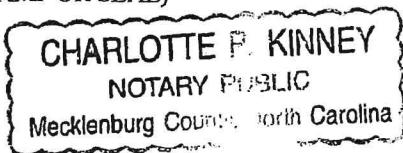
I certify that Shawn D. Wilkerson personally appeared before me this day, acknowledging to me that he is Manager of Wildlands Farms, LLC, a North Carolina limited liability company and that he, as Manager, being authorized to do so, executed the foregoing on behalf of Wildlands Farms, LLC.

Witness my hand and official seal this 29 day of December, 2021.

Cham Kinney
Notary Public

My commission expires:
7/18/2026

(STAMP OR SEAL)



Prepared by: Wildlands Engineering, Inc.
1430 S. Mint Street, Suite 104
Charlotte, NC 28203

EXHIBIT "A"

Liberty Township, Randolph County, North Carolina. All references to the Randolph County Register of Deeds office.

PIN: 8735-23-4859, PID: 78487

TRACT 1

Beginning at an existing 1/2." rebar on the northern right-of-way of U.S. Hwy 421, said rebar also being the southeast corner of Town of Siler City (now or formerly, see Deed Book 1887, Pg. 2132 and Plat Book 95, Pg. 93);

Thence, from the point of Beginning, with the Town of Siler City line N 06°22'35" E a distance of 196.22' to an existing iron pipe, a corner of Town of Siler City and Clyde Oliver Fulk, Jr. (now or formerly, see Deed Book 1912, Pg. 197);

Thence with the Fulk line N 00°58'35" E a distance of 853.43' to an existing iron pipe;

Thence S 89°43'11" E a distance of 1,592.08' to an existing iron pipe on the line of Lyn Villa Smith Richardson (now or formerly, see Deed Book 2629, Pg. 726);

Thence with the Richardson line S 00°25'42" W a distance of 692.87' to an existing iron pipe;

Thence S 88°06'02" E a distance of 442.17' to an iron pipe set;

Thence S 01°58'38" W a distance of 1,096.66' to an existing iron pipe, said pipe being a corner of Richardson and Hampton J. Pike Trustee (now or formerly, see Deed Book 1713, Pg. 720);

Thence with the Pike line S 01°15'38" W a distance of 334.09' to an existing ½" rebar on the northern right-of-way of U.S. Hwy 421;

Thence with the right-of-way N 62°05'36" W a distance of 1,541.51' to a concrete right-of way monument;

Thence N 61°44'03" W a distance of 296.14' to a concrete right-of-way monument;

Thence N 59°20'20" W a distance of 461.38' to the point and place of Beginning;

Containing 68.07 acres, more or less, shown as Tract 1 on a plat recorded in Book 170, Pg. 87, titled "Survey for Wildlands Farms, LLC" by Turner Land Surveying, PLLC (P-0702) in Swannanoa, NC dated July 6, 2021 and being the same tract shown on a plat recorded in Book 32, Pg. 85 titled "Survey for Patsy S. Smith" by Moore Land Surveyors, Liberty, NC, dated August 10, 1990.

PIN: P/O 8735-33-8516, PID: 78499

TRACT 2

Beginning at an existing iron pipe, said iron being the northwest corner of Lot 4 of Pike Living Trust, J. Hampton Pike and Mabel W. Pike, Trustees (now or formerly, see Deed Book 1713, Pg. 720 and Plat Book 39, Pg. 26) on the line of Lyn Villa Smith Richardson (now or formerly, see Deed Book 2629, Pg. 714);

thence with the Richardson line N 01°58'38" E a distance of 1,096.66' to an iron pipe set;

thence N 88°06'02" W a distance of 442.17' to an existing iron pipe;

thence N 00°25'42" E a distance of 692.87' to an existing iron pipe a corner of Richardson and Clyde Oliver Fulk, Jr. (now or formerly, see Deed Book 1912, Pg. 197);

thence with the Fulk line N 00°25'42" E a distance of 567.90' to a point on the centerline of the railroad (Norfolk Southern Railway);

thence, with the railroad, S 38°22'58" E a distance of 56.68' to a point;

thence S 35°54'18" E a distance of 84.88' to a point;

thence S 33°37'33" E a distance of 63.66' to an existing PK Nail;

thence S 33°31'56" E a distance of 52.11' to a point;

thence S 32°43'27" E a distance of 1,939.54' to an existing PK Nail in the center of a bridge over the Rocky River;

thence S 32°44'27" E a distance of 87.85' to a point;

thence S 32°22'17" E a distance of 161.38' to a point;

thence with a curve to the right with a radius of 955.80', with an arc length of 190.93, with a chord bearing of S 26°10'22" E, with a chord length of 190.61' to a point;

thence with a curve to the right with a radius of 885.00', with an arc length of 171.57', with a chord bearing of S 14°42'14" E, with a chord length of 171.30' to a point;
thence S 07°32'38" E a distance of 9.32' to a point, a corner of Pike;
thence with the Pike line N 88°24'04" W a distance of 101.57' to a point on the railroad right-of-way, passing an existing ½" rebar at 50.36';
thence N 88°24'04" W a distance of 300.77' to an existing 2" iron pipe;
thence N 88°42'48" W a distance of 663.53' to the point of Beginning;
containing 31.98 acres, more or less, including the area within the railroad right-of-way, shown as Tract 2 on a revised plat recorded in Book 172, Pg. 8, titled "Survey for Wildlands Farms, LLC" by Turner Land Surveying, PLLC (P-0702) in Swannanoa, NC dated October 5, 2021.

Together with Grantor's rights in and to that certain Right of Way Easement Agreement recorded at the Randolph County Register of Deeds at Deed Book 2771, Page 1607.

PIN: P/O 8735-33-8516, PID: 78499

TRACT 3

Beginning at a point on the centerline of Old 421 Road (SR1006), said point being the northeast corner of Pike Living Trust, J. Hampton Pike and Mabel W. Pike, Trustees (now or formerly, see Deed Book 1713, Pg. 720);
thence, with the Pike line, N 88°30'01" W a distance of 24.03' to an existing iron pipe;
thence N 88°30'01" W a distance of 8.39' to an existing iron pipe;
thence N 88°30'01" W a distance of 189.63' to an iron pipe set;
thence S 17°30'21" E a distance of 210.01' to an existing iron pipe;
thence S 17°30'21" E a distance of 10.02' to a point on the line of Lot 1 of Pike Living Trust, J. Hampton Pike and Mabel W. Pike, Trustees (now or formerly, see Deed Book 1713, Pg. 720 and Plat Book 39, Pg. 26);
thence, with the Pike line, N 88°24'04" W a distance of 188.49' to a point on the railroad right-of way;
thence N 88°24'04" W a distance of 50.10' to an iron pipe set;
thence N 88°24'04" W a distance of 50.81' to a point on the centerline of the railroad;
thence, with the railroad, N 07°32'38" W a distance of 9.32' to a point;
thence with a curve to the left with a radius of 885.00', with an arc length of 171.57', with a chord bearing of N 14°42'14" W, with a chord length of 171.30' to a point;
thence with a curve to the left with a radius of 955.80', with an arc length of 190.93', with a chord bearing of N 26°10'22" W, with a chord length of 190.61' to a point;
thence N 32°22'17" W a distance of 161.38' to a point;
thence N 32°44'27" W a distance of 87.85' to a PK Nail in the center of a bridge over the Rocky River, said nail being the southwest corner of Lot 2 of Summitnorth Liberty Holdings I, LLC (now or formerly, see Deed Book 2228, Pg. 765 and Plat Book 61, Pg. 94);
thence, with the Summitnorth Liberty line, N 81°20'59" E a distance of 48.50' to a rebar set;
thence N 69°47'43" E a distance of 44.38' to a rebar set;
thence S 81°11'02" E a distance of 16.26' to an existing rebar;
thence S 81°11'02" E a distance of 36.42' to an existing rebar;
thence S 65°37'34" E a distance of 126.20' to an existing rebar;
thence N 63°56'21" E a distance of 67.30' to a rebar set;
thence S 70°14'32" E a distance of 81.56' to an existing rebar;
thence S 89°20'41" E a distance of 86.35' to an existing iron pipe;
thence S 78°34'57" E a distance of 104.47' to an existing iron pipe;
thence S 78°34'57" E a distance of 34.30' to a point on the centerline of Old 421 Road;

thence, with the centerline of the road, S 17°10'41" E a distance of 310.08' to the point of Beginning;
containing 5.46 acres, more or less, shown as Tract 3 on a plat recorded in Book 172, Pg. 9, titled "Survey for Wildlands
Farms, LLC" by Turner Land Surveying, PLLC (P-0702) in Swannanoa, NC dated October 5, 2021.