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BOOK 1271 PAGE 0337

RICHMOND COUNTY NC

MAY 20 2004

STATE OF NORTH CAROLINA

$ 898.00 Real Estate Excise Tax

FILED
BOOK 1271 PAGE 337

2004 MAY 20 P 12: 15

PATSY T. MCDONALD
REGISTER OF DEEDS
RICHMOND CO., NC

Prepared by: Alden B. Webb; kya

PIN No. 8457 0024 6843
Stamps $ 898.00

Mail to: State of North Carolina
C/O State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

NORTH CAROLINA
COUNTY OF RICHMOND

SPECIAL WARRANTY DEED

THIS DEED, made this 18th day of May, 2004, by and between **The Nature Conservancy, a District of Columbia non-profit organization,** hereinafter called Grantor and **State of North Carolina,** hereinafter called Grantee;

W I T N E S S E T H :

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 Moore and Richmond County, North Carolina and more particularly described as follows:

See attached Schedule "A" incorporated herein
by reference and made a part hereof by reference.

Pro-rata share of revenue stamps paid to Moore County.

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.

Richmond County Mapping Dept.
P O Box 504
Rockingham NC 28380

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

The Nature Conservancy, a District of Columbia
non-profit organization

By: Katherine D. Skinner (Seal)

Katherine D. Skinner, Executive Director and
(Typed name and title) Vice President

STATE OF North Carolina - COUNTY OF Orange

I, the undersigned, a Notary Public, do hereby certify that Katherine D. Skinner personally appeared before me this day and acknowledged that ~~s~~he is Executive director * of **The Nature Conservancy, a District of Columbia non-profit organization**, and acknowledged, on behalf of **The Nature Conservancy, a District of Columbia non-profit organization**, the due execution of the foregoing instrument.
*and Vice President

CARRYE E. BANKS NOTARY PUBLIC ORANGE COUNTY, N.C.

WITNESS my hand and Notarial stamp or seal, this 18th day of May, 2004.

Carrye E. Banks
NOTARY PUBLIC
My commission expires: February 19, 2008

(Seal)

STATE OF NORTH CAROLINA - COUNTY OF RICHMOND

The foregoing certificate(s) of Carrye E. Banks, Notary Public is/~~are~~ ~~xxxx~~ certified to be correct. This instrument was presented for recording in this office this 20th day of May, A. D. 2004, at 12:15 o'clock, P. M., and duly recorded in Book 1271 at Page 337.

BY: Patsy S. McDonald
REGISTER OF DEEDS

Schedule "A"

TRACT: CDW-025503
RICHMOND AND MOORE COUNTIES, NORTH CAROLINA

ALL those certain tracts or parcels of land situated in Beaver Dam Township of Richmond County and Sandhills Township of Moore County, North Carolina, lying on both sides of U.S. Highway 1, and on both sides of Devil's Gut and Drowning Creek, being known as the "Cox and Elon College Land" and being more particularly described according to a plat of a survey made by C. H. Blue, Registered Surveyor, on February 10, 1961, as follows:

Parcel One. BEGINNING at an iron stake in the Northwestern margin of the Seaboard Airline Railway right of way, the Southwest corner of this tract and a corner also of land conveyed to J.C. Tyner by deed of record in Book 292, page 92, Richmond County, North Carolina records; thence North 19 degrees 05 minutes West with Tyner's line 1483 feet to a concrete monument and iron stake in an old road at a fork; thence North 26 degrees 45 minutes West with the line of the land of Gardner 876 feet to a cedar and iron stake in a swamp; thence South 84 degrees 30 minutes East 920 feet to an iron stake in Blue's Bay; thence North 6 degrees 05 minutes East 865 feet to a corner in U. S. Highway 1 of the "Connecticut Camp;" thence South 88 degrees 40 minutes East with the camp's line along said highway 630 feet to a corner opposite an iron stake at the Southeast edge of said highway; thence continuing with said camp's line and leaving said highway North 6 degrees 05 minutes East 210 feet to an iron stake and North 88 degrees 40 minutes West 630 feet to an iron stake, the Connecticut Camp's corner in the line of the land of A. D. Lentz; thence with Lentz's line North 6 degrees 05 minutes East 1391.3 feet to iron and lightwood stakes in a swamp and North 82 degrees 45 minutes West 1965 feet to an iron stake on the South bank of Drowning Creek, which marks the Richmond County-Moore County line; thence down the run of Drowning Creek, crossing U.S. Highway 1 at a concrete bridge and on down Drowning Creek a total distance of Approximately 5550 feet to a concrete monument and iron and lightwood stakes on the North bank, a corner of the land of McLeod; thence leaving Drowning Creek and with McLeod's line the following courses and distances: North 17 degrees East 450 feet to an iron stake and concrete monument, North 44 degrees 40 minutes East 705.8 feet to an iron stake, South 31 degrees 30 minutes West 386.4 feet to iron and lightwood stakes, North 88 degrees 40 minutes East 1646 feet to an iron stake, South 34 degrees East 792 feet to iron and lightwood stakes, North 56 degrees 15 minutes East 684.5 feet to iron and lightwood stakes, and South 56 degrees East 1248 feet to a corner 8 feet west of the center of the West rail of the Seaboard Airline Railway; said corner being the beginning corner of Parcel Two described below; thence South 9 degrees 45 minutes West, crossing the aforementioned railway, in all 687 feet to iron and lightwood stakes; thence

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CONDITION OF ORIGINAL DOCUMENT

South 85 degrees 55 minutes East, crossing Devil's Gut Creek, in all 1342 feet to iron and lightwood stakes in a swamp; thence North 7 degrees 35 minutes East 718 feet to an iron stake; thence North 82 degrees 25 minutes West 385 feet to an iron stake on the East bank of Devil's Gut Creek; thence up the run of Devil's Gut Creek, according to a survey line, North 14 degrees 30 minutes East 265 feet and North 61 degrees 40 minutes East 190 feet to an iron stake on the East Creek bank; thence South 58 degrees 40 minutes East, leaving said creek, 807 feet to iron and old lightwood stakes, a corner of the "Elon College" Land conveyed to W. H. Currie, et. al, by deed of record in Deed Book 145, page 321, Moore County records, which is a part of this tract; thence North 53 degrees 29 minutes East 882 feet to an iron stake; thence North 35 degrees 52 minutes East 950 feet to an iron stake, a corner of the land of Arthur Williams, formerly of McLean; thence with Williams' line of his McLean land South 59 degrees 23 minutes East 1297 feet to an iron stake and old concrete monument at a corner of his Campbell land; thence South 42 degrees 35 minutes West with the line of the latter, crossing an old mill race, along the Northwest margin of a field and across a branch, in all 5930 feet to an iron stake on the Northeast bank of Drowning Creek; thence up the run of Drowning Creek in a general Northwesterly direction to its confluence with Devil's Gut Creek, thence continuing on up the run of Devil's Gut Creek in a general Northwesterly direction, passing a stake on the East bank at the Westernmost corner of the "Elon College Land" mentioned above and crossing the Seaboard Airline Railway, to a corner on the Southwest Bank of Drowning Creek and in the Northwest margin of the Seaboard Airline Railway right of way, said corner being North 45 degrees 57 minutes West 100 feet from the center of the railway bridge spanning Drowning Creek; thence with the Northwest line of the Seaboard Airline Railway the following courses and distances: South 44 degrees 03 minutes West 1278.7 feet, South 45 degrees 34 minutes West 326.1 feet, South 52 degrees 01 minute West 447.5 feet, South 61 degrees 28 minutes West 460.9 feet, South 70 degrees 47 minutes West 430 feet, South 79 degrees 10 minutes West 316.5 feet, South 84 degrees 11 minutes West 178 feet, South 86 degrees 06 minutes West 206.5 feet, North 89 degrees 50 minutes West 255.7 feet, North 88 degrees 23 minutes West 585.6 feet, South 89 degrees 04 minutes West 288.2 feet, South 82 degrees 55 minutes West 353 feet, South 76 degrees 36 minutes West 334.4 feet, South 74 degrees 12 minutes West 494 feet, South 73 degrees 59 minutes West 298.6 feet, South 72 degrees 30 minutes West 290.1 feet, South 67 degrees 51 minutes West 385.8 feet, and South 63 degrees 06 minutes West 242.5 feet to the Beginning.

EXCEPTING, however, a parcel of approximately 50 acres known as the Huntley-Tyner Tract and two parcels containing in the aggregate approximately 6.11 acres conveyed by W.H. Currie and wife, Elizabeth Currie, to the United States of America under deed dated June 4, 1943, and recorded in Book 258, page 190, Richmond County, North Carolina records, for an access road to Camp Mackall (Airborne Command Station, the three said exceptions being contiguous and being more particularly described according to the plat referred to

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hereinabove as BEGINNING at an iron stake at the Southeast edge of U.S. Highway 1, said stake being Southeasterly a short distance from the Southeast corner of the Connecticut Camp in said highway and being the second corner of the second tract described in the aforementioned deed to the United States; thence South 43 degrees 38 minutes East 159.7 feet to a point in the line of the "Huntley-Tyner" Tract; thence South 18 degrees 52 minutes West 281.2 feet to an iron stake; thence South 70 degrees 55 minutes East 1722.4 feet to an iron stake; thence South 66 degrees 12 minutes East 962.7 feet to the point of a 6 degree 35 minute curve to the right; thence with the arc of said curve to a point, a traverse line from the last-mentioned iron stake to said point bearing South 37 degrees 24 minutes East 577.4 feet; thence South 21 degrees 11 minutes West 444.2 feet to a point in the North line of the Seaboard Airline Railway right of way; thence North 84 degrees 11 minutes East with the North line of said right of way across the access road situated upon this exception 178 feet to an iron stake; thence North 2 degrees 11 minutes East, leaving said right of way line, 415 feet to an iron stake at the point of a 6 degree 35 minute curve; thence with the arc of said curve to a point, a traverse line from the last mentioned iron stake to said point bearing North 40 degrees 57 minutes West 743 feet; thence North 66 degrees 12 minutes West 721.27 feet to an iron stake in the line of the "Huntley-Tyner Tract;" thence North 20 degrees 00 minutes East 1018.3 feet to iron and lightwood stakes; thence North 70 degrees 55 minutes West, crossing a pond and U.S. Highway 1, in all 1991 feet to iron and lightwood stakes; thence South 18 degrees 52 minutes West 521.3 feet to a corner in U.S. Highway 1; thence South 70 degrees 49 minutes West 206.2 feet to a corner in said highway; thence South 6 degrees 34 minutes West 97.2 feet to the Beginning.

Parcel Two. BEGINNING at a corner of the above described Parcel One in the Seaboard Airline Railroad right of way, being the Southwest corner of this tract and the Northernmost corner of said Parcel One in said right of way and being 8 feet West from the center of the West track of said railroad line; thence North 9 degrees 45 minutes East 330 feet to an iron stake, a corner of the land of McLeod; thence South 80 degrees 58 minutes East, crossing the aforementioned railroad right of way, in all 655 feet to an iron stake; thence South 11 degrees 17 minutes West 280 feet to an iron stake; thence North 85 degrees 20 minutes West 649 feet to the Beginning.

The above described Parcels One and Two of this Tract 25503, less the exceptions to Parcel One, contain in the aggregate 786 acres, more or less, 425 acres in Richmond County and 361 acres in Moore County, and were acquired by Bowater Timber 1, LLC from Bowater Incorporated by Deed dated November 28, 2001, and recorded in Book 1144, Page 351 in Richmond County, North Carolina and Book 1890, Page 400 in Moore County, North Carolina.

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CONDITION OF ORIGINAL DOCUMENT