Bob Thompson

FOR REGISTRATION REGISTER OF DEEDS
JUDY D MARTIN
MOORE COUNTY, NC
2003 JUL 21 03:48:26 PM
BK 2335 PG:472-477 FEE:$788.00
NC REVENUE STAMP:$762.00
INSTRUMENT # 2003016559

Recording Time, Book and Page

Tax Lot No _____ Parcel Identifier No
Verified by _____ County on the ____ day of _____, 2003
by _____

Prepared by: Bowater Timber 1, LLC, Kathy Sherman
Mail after recording to Robert S. Thompson
325 W. Pennsylvania Avenue
Suite E
Southern Pines, NC 28387

Brief Description for the index: Richmond and Moore Counties, Tract 25503

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 18 day of July, 2003, by and between:

GRANTOR	GRANTEE
Bowater Timber 1, LLC **a Delaware limited liability company** **3 South Royal Street, Suite 300** **Mobile, Alabama 36602**	**The Nature Conservancy** **a District of Columbia non-profit organization** **One University Place, Suite 290** **Durham, North Carolina 27707**

The designation Grantor and Grantee as used herein shall include all parties, their successors and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text

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 in Richmond and Moore Counties, North Carolina, more particularly described as follows.

See Exhibit A attached hereto and made a part hereof

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, except for the exceptions hereinafter stated

Title to the property hereinabove described is subject to the following exceptions·

1. Taxes for the year 2003 which are a lien, but not yet due and payable, and taxes for all subsequent years

2. Rights of the public to use for vehicular and pedestrian access that portion of the property conveyed herein within the boundaries of any public road or highway.

3. Any state of facts which an accurate survey or an inspection of the property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.

3. Rights of parties under the unrecorded hunting lease affecting the property conveyed herein dated May 26, 2003, between Bowater Timber 1, LLC and Glider Road Hunt Club which expires by its terms on June 30, 2004

4. Easement to Carolina Power and Light Company recorded in Book 534, Page 572, Richmond County, North Carolina Registry.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal the day and year first above written

BOWATER TIMBER 1, LLC
By: IPC Industries, Inc , its Manager

By· Kathy P. Sherman
Name· Kathy P. Sherman
Title· Vice - President

ALABAMA)
)
MOBILE COUNTY)

I, KATHRYN W. ENGLAND a Notary Public of MOBILE County, ALABAMA, certify that Kathy P. Sherman personally appeared before me this day and acknowledged that (s)he is the Vice president of IPC INDUSTRIES, INC the Manager of BOWATER TIMBER 1, LLC, a Delaware limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Member, under seal

WITNESS my hand and Notarial Seal or Stamp, this the 18th day of July, 2003

My commission expires: 3-1-04

Kathryn W. England
Notary Public

NOTARIAL SEAL OR STAMP:

KATHRYN W. ENGLAND NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT 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

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

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

JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

****

Filed For Registration:	**07/21/2003 03:48:26 PM**
Book:	**RE 2335 Page: 472-477**
Document No.:	**2003016559**
	DEED 6 PGS $788.00
NC REAL ESTATE EXCISE TAX:	**$762.00**
Recorder:	**LINDA CHEEK**

****

State of North Carolina, County of Moore

The foregoing certificate of KATHRYN W ENGLAND Notary is certified to be correct. This 21 ST of July 2003

JUDY D MARTIN , REGISTER OF DEEDS

By: Linda W. Cheek
Deputy/Assistant Register of Deeds

****

2003016559

2003016559