

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/10/2023 12:24:33 PM
Fee Amt: \$1,524.00 Page 1 of 3
Revenue Tax: \$1,498.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3310 PG 928 - 930

Revenue Stamps: \$1,498.00

Recording Information

Prepared by and mail to: McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549

Tax Parcel ID No.: 008966

Brief Description for Index: 195.16 acres, more or less

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 10 day of October, 2023, by and between:

GRANTOR

Savage Family Farm, LLC
A North Carolina LLC
114 Prestwick Place
Cary, NC 27511

GRANTEE

LD Land Holdings, LLC
A North Carolina LLC
964 High House Rd. #3004
Cary, NC 27513

(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 and sufficiency 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, piece or parcel of land situated in the township of _____, NASH COUNTY, North Carolina, and more particularly described as:

See Attached "Exhibit A"

This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

11831 Deed

Submitted electronically by "McFarlane Law Office, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Nash County Register of Deeds.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

CORPORATE GRANTOR

[THIS IS WHERE YOU SIGN]

INDIVIDUAL GRANTOR(S)

Savage Family Farm, LLC
Name of Corporation or other entity

_____ (seal)

By: Deborah S. Carawan
Deborah S. Carawan

_____ (seal)

Title: Manager

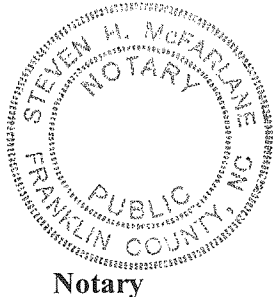
_____ (seal)

_____ (seal)

[THIS IS WHERE THE NOTARY NOTARIZES YOUR SIGNATURE]
[STAY INSIDE THE MARGINS!]

STATE OF NC, COUNTY OF Franklin
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Deborah S. Carawan, Manager of Savage Family Farm LLC



[Signature]

Date of Notarization: 10/5/23

Notary Public Signature

My commission expires: 2/13/26 (date)

<===== Print Notary Name Here

Notary Stamp/Seal

STATE OF _____, COUNTY OF _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Date of Notarization: _____

Notary Public Signature

My commission expires: _____ (date)

<===== Print Notary Name Here

Notary Stamp/Seal

Exhibit A

First Tract: That certain tract of land containing 92 ½ acres, more or less, formerly adjoining the lands of H. Walker, M. A Brantley, J. R. Boone and others, and known as the original home place of William T. Savage. Said tract of land now adjoins Turkey Creek, Felton Brantley and others, Dr. J. C. Brantley's "Ward Farm", Britton Wood's heirs land, F. D. Bissett lands, Erader Mills, Jr. land and the William T. Savage-Boone and Finch tracts. For further reference see Will of Penny Savage, recorded in Will Book 6, page 201, and Will of Harriet Savage, recorded in Will Book 9, page 112, Nash Registry.

Second Tract: BEGINNING at a stake and pointers on a small branch, a new corner for J. O. May and brothers in Wood's line; thence N. 81 deg. W. 21 poles, 5 links to a stake near a dead post oak, Wood's corner; thence N. 6 deg. E. 82 poles 15 links to a stake, Savage's own corner; thence N. 88 deg. W. 29 poles 14 links to a stake, Finch's corner in Savage's line; thence N. 2 deg. E. 88 poles, 16 links to a stake near a white oak, Finch's corner; thence S. 85 deg. E. 71 poles, 15 links to a stake and small maple pointers on Britton Branch, Finch's corner and a new corner for G. G. Powell; thence S. 2 ½ deg. W. 136 poles to a stake and pointers on a small branch, a new corner for G. G. Powell; thence down said branch as it meanders 49 ½ poles to the beginning, containing fifty-eight and fifty-five/100 (58.55) acres by survey. See deed from J. O. May and others to W. T. Savage recorded in Book 339, page 301, Nash Registry, for further description.

Third Tract: All that certain piece, parcel or tract of land containing fifty-two and twenty-two one hundredths (52.22) acres, to be the same more or less, situate, lying and being about four and one-half (4 ½) miles from the Town of Spring Hope, in Mannings Township, Nash County, State of North Carolina, and being Lot Number Seven (7) of the "N. B. Finch Farm" and having such shapes, metes, courses and distances as will more fully appear by reference to a map thereof prepared by W. M. Allen, C.E., in June, 1931, which is on file with the Atlantic Joint Stock Land Bank of Raleigh, to which reference is hereby made, and being bounded on the North by the run of Mill Creek, on the Northeast by the lands of O. G. Edwards, on the East by the lands of W. T. Savage, on the South by the lands of W. T. Savage and on the West by the run of Mill Creek which separates the tract of land hereby conveyed from other lands of the Atlantic Joint Stock Land Bank of Raleigh (Tracts Numbers Five and Six of the "N. B. Finch Farm"). See deed from Atlantic Joint Stock Land Bank of Raleigh to W. T. Savage recorded in Book 377, page 467, Nash Registry, for further description.

LESS AND EXCEPT:

1. All that certain lot or parcel of land, containing 0.69 acres, as described in Deed recorded at Book 1436, page 721, Nash County Registry.
2. All that certain lot or parcel of land, containing 1.06 acres, as described in Plat recorded at Plat Book 24, page 259, Nash County Registry.
3. All that certain tract or parcel of land, as described in Deed recorded at Book 1436, page 728, Nash County Registry.
4. All that certain tract or parcel of land, containing 6.00 acres, recorded at Book 1624, page 519, Nash County Registry.
5. All other out-conveyances of record.