

For Registration Register of Deeds
 Judy D. Martin

Moore County, NC

Electronically Recorded

September 10, 2020 3:59:01 PM

Book: 5417 Page: 65 - 67 #Pages: 3

Fee: \$26.00 NC Rev Stamp: \$126.00

Instrument# 2020017179

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: Frank C. Thigpen, Thigpen and Jenkins, L.L.P.
 Mail after recording to: Grantee

Revenue Stamps-\$

Brief description for the index: 5.54 Acres (+/-) McNeill Township-

This Deed made this 27th day of August, 2020 by and between:

<p style="text-align: center;">GRANTOR:</p> <p>The Presbyterian Church of Boca Raton, Florida, Inc., A Florida Non-Profit Corporation</p>	<p style="text-align: center;">GRANTEE:</p> <p>JBIC Holdings, LLC 390 Crestview Drive Southern Pines, NC 28387</p>
--	---

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lots, tracts, or parcels of land situated in McNeill County, North Carolina, and more particularly described as follows:

See Exhibit "A" attached hereto and herein incorporated by reference

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, and the lien for ad valorem property taxes for the current year to be prorated at closing.

The above described parcel ___ does X does not include the principal residence of the Grantor.

Being the same property as described in Deed Book 5249, Page 363, Moore County Registry.

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.

**submitted electronically by "Robbins May & Rich LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Moore County Register of Deeds.**

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

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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

THE PRESBYTERIAN CHURCH OF BOCA RATON, FLORIDA, INC.

By: Susan Brockway
SUSAN BROCKWAY

STATE OF NC
COUNTY OF Watauga

I, a Notary Public of the County and State aforesaid, certify that SUSAN BROCKWAY, personally appeared before me this date acknowledged that he is President of THE PRESBYTERIAN CHURCH OF BOCA RATON, FLORIDA, INC. a Florida Non-Profit Corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official stamp or seal, this 3rd day of September, 2020.

[Signature]
Notary Public

My Commission expires: 05/03/2023

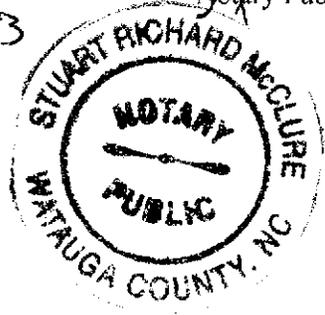


EXHIBIT "A"

A CERTAIN LOT OR PARCEL OF LAND IN MCNEILLS TOWNSHIP, MOORE COUNTY, SOUTHERN PINES, NORTH CAROLINA FRONTING ON THE SOUTHEAST SIDE OF SANDAVIS ROAD, ON THE NORTH SIDE OF SKYE DRIVE AND ON THE WEST SIDE OF INVERNESS ROAD NEAR THE SANDAVIS DEVELOPMENT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTH CORNER OF LOT NO. 54, OF SECTION TWO, SANDAVIS AS RECORDED IN MAP BOOK 7 AT PAGE 40 IN THE MOORE COUNTY REGISTRY IN THE LINE OF SKYE DRIVE (60' WIDE); RUNNING THENCE FROM THE BEGINNING AS THE LINE OF SKYE DRIVE S 52-43'E ABOUT 280 FEET TO THE CENTERLINE OF FEARN ROAD (NOW WITHDRAWN); THENCE AS THE CENTER OF THE WITHDRAWN ROAD N 13-01'E 313.99 FEET TO A POINT OF CURVE; THENCE AS THE CENTERLINE AS A CURVE TO THE RIGHT, HAVING A RADIUS OF 274.01 FEET, AN ARC DISTANCE OF 308.62 FEET TO A POINT OF TANGENCY OF THE CENTERLINE; THENCE AS THE CENTERLINE N 77-33'E ABOUT 130 FEET TO A COMMON CORNER OF PARCELS "D" AND "E" AS SHOWN ON THE PLAT FOR THE TOWN OF SOUTHERN PINES SHOWING FEARN ROAD WITHDRAWN; THENCE AS THE COMMON LINE BETWEEN PARCELS "E" AND "D" IN A NORTHERLY DIRECTION, ABOUT 35 FEET TO A CONCRETE MONUMENT IN THE FORMER LINE OF FEARN ROAD, THE SOUTH CORNER OF A PARCEL DEEDED FROM W. P. DAVIS TO CARL BATES; THENCE AS THE LINE OF SAID PARCEL N 55-34'W 164.25 FEET TO THE SOUTHWEST CORNER OF LOT NO. 50, SECTION TWO, SANDAVIS; THENCE AS THE LINES OF LOTS 50 AND 49, N 9-40'E 166.5 FEET TO A CORNER; THENCE N 24-44'E 122.2 FEET TO A CORNER OF LOT 49; THENCE N 79-42'E 183.9 FEET TO A CORNER OF LOT NO. 49 IN THE WEST LINE OF INVERNESS ROAD (60' WIDE); THENCE AS THE WEST LINE OF INVERNESS ROAD, ITS VARIOUS COURSES IN A NORTHERLY DIRECTION, ABOUT 140 YARDS TO THE INTERSECTION OF THE WEST LINE OF INVERNESS ROAD WITH THE SOUTHEAST LINE OF SANDAVIS ROAD; THENCE AS THE SOUTHEAST LINE OF SANDAVIS ROAD IN A SOUTHWEST DIRECTION ABOUT 100 YARDS TO A TURN IN SANDAVIS ROAD; THENCE CONTINUING AS THE EAST LINE OF SANDAVIS ROAD IN A SOUTHERLY DIRECTION ABOUT 55 YARDS TO THE NORTH CORNER OF A 0.74 ACRE PARCEL DEEDED FROM W. P. DAVIS TO HIS DAUGHTER; THENCE LEAVING SANDAVIS ROAD AS THE LINES OF THE 0.74 ACRE PARCEL S 20-49'E 131.68 FEET TO A CORNER; THENCE S 23-44'W 222.95 FEET TO A CORNER OF THE 0.74 ACRE PARCEL IN THE LINE OF LOT NO. 59, SECTION TWO, SANDAVIS; THENCE AS THE EAST LINES OF LOTS 59 DOWN THRU 54, THE FOLLOWING CALLS S 23-15'W 51.54 FEET TO A CORNER; THENCE S 31-34'W 100.55 FEET TO A CORNER; THENCE S 41-06'W 150.34 FEET TO A CORNER; THENCE S 37-17'W 150.00 FEET TO A CORNER; THENCE S 25-58'W 158.12 FEET TO A CORNER; THENCE S 37-17'W 150.00 FEET TO THE BEGINNING.

SAVE AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED TO DANNY E. ADAMS AND RICHARD F. SCOTT IN DEED RECORDED IN BOOK 3258 AT PAGE 455, MOORE COUNTY REGISTRY.