

Excise Tax: Per Will

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371

Brief Description for Index: Tracts

PIN - 6589 00 46 8332 / 47 3077 / 49 8915 / 48 1471 + 6692 0096 6642
NO TITLE EXAM + 7536 00207968 + 6590 00118701

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the 24th day of June 2022 by and between

GRANTOR

GRANTEE

HILTON JONES COCHRAN, JR.
EXECUTOR OF THE ESTATE OF
BETTY CHARLES COCHRAN AND INDIVIDUALLY
AND SPOUSE, CATHERINE COCHRAN;
CATHERINE ANN COCHRAN BOSWELL AND
SPOUSE, LENZIE LEWIS BOSWELL, III; AND
CHARLES M. COCHRAN, UNMARRIED
(Estate File No. 22-E-146)

CHARLES M. COCHRAN, unmarried

520 Perry Street
Troy, NC 27371

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 in that property being more particularly described as follows:

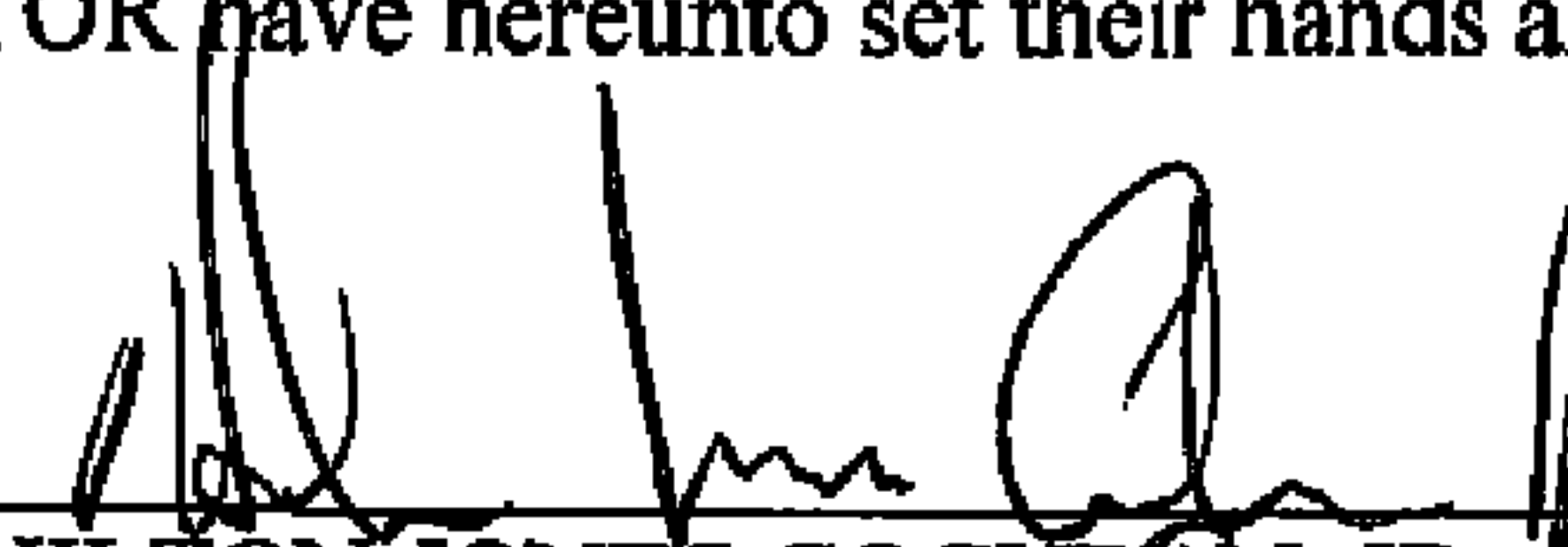
For property description see Exhibit A, attached hereto and incorporated herein by reference.

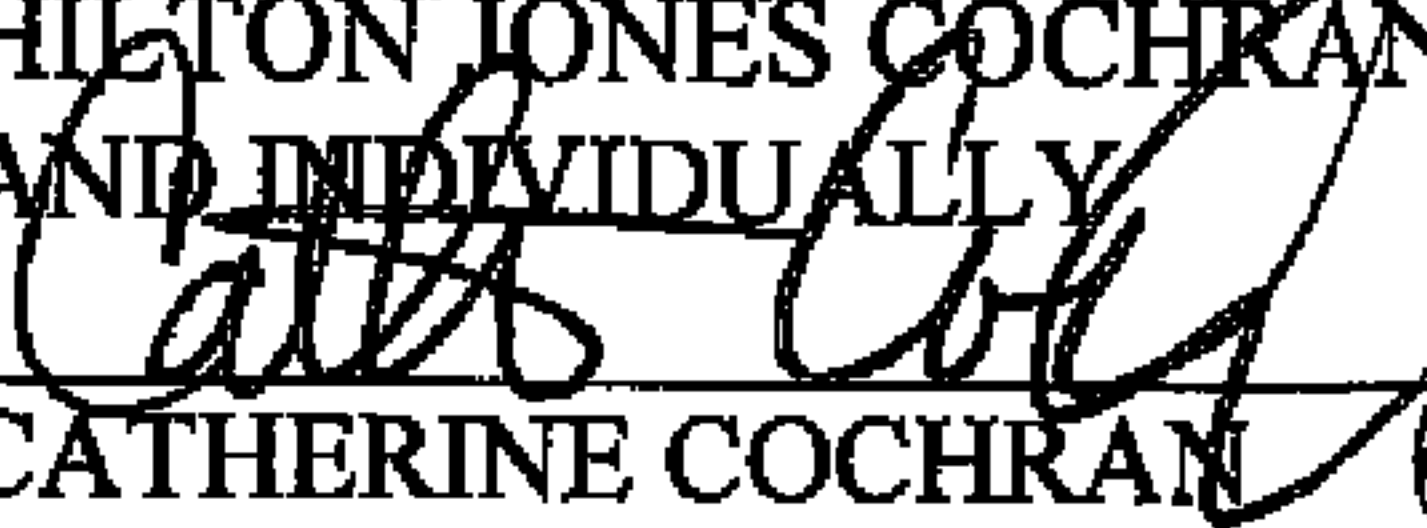
For title reference see Estate File No. 22-E-146.

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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written


 _____ SEAL
 HILTON JONES COCHRAN, JR., EXECUTOR
 AND INDIVIDUALLY

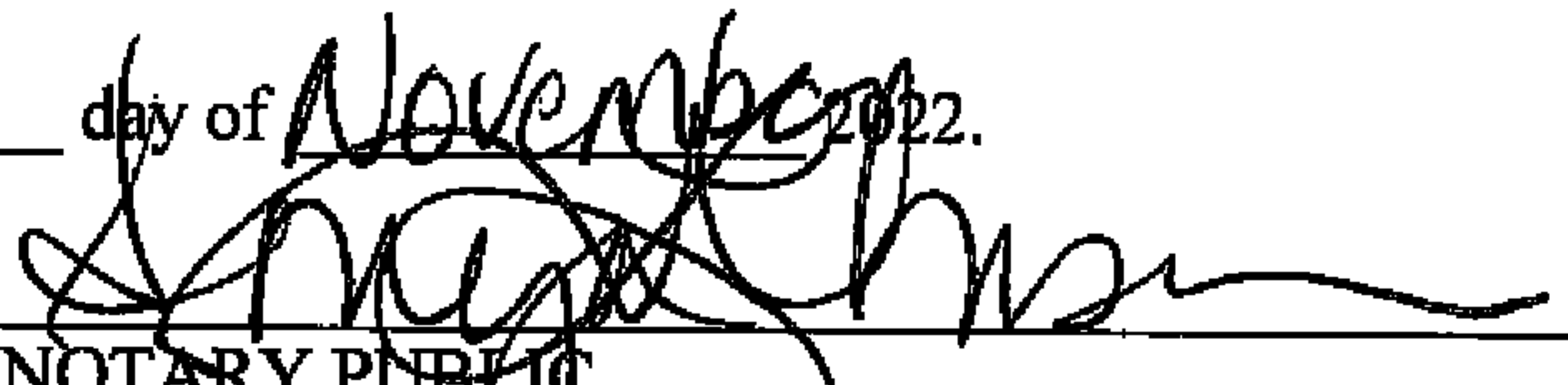

 _____ SEAL
 CATHERINE COCHRAN

STATE OF NORTH CAROLINA

COUNTY OF Montgomery

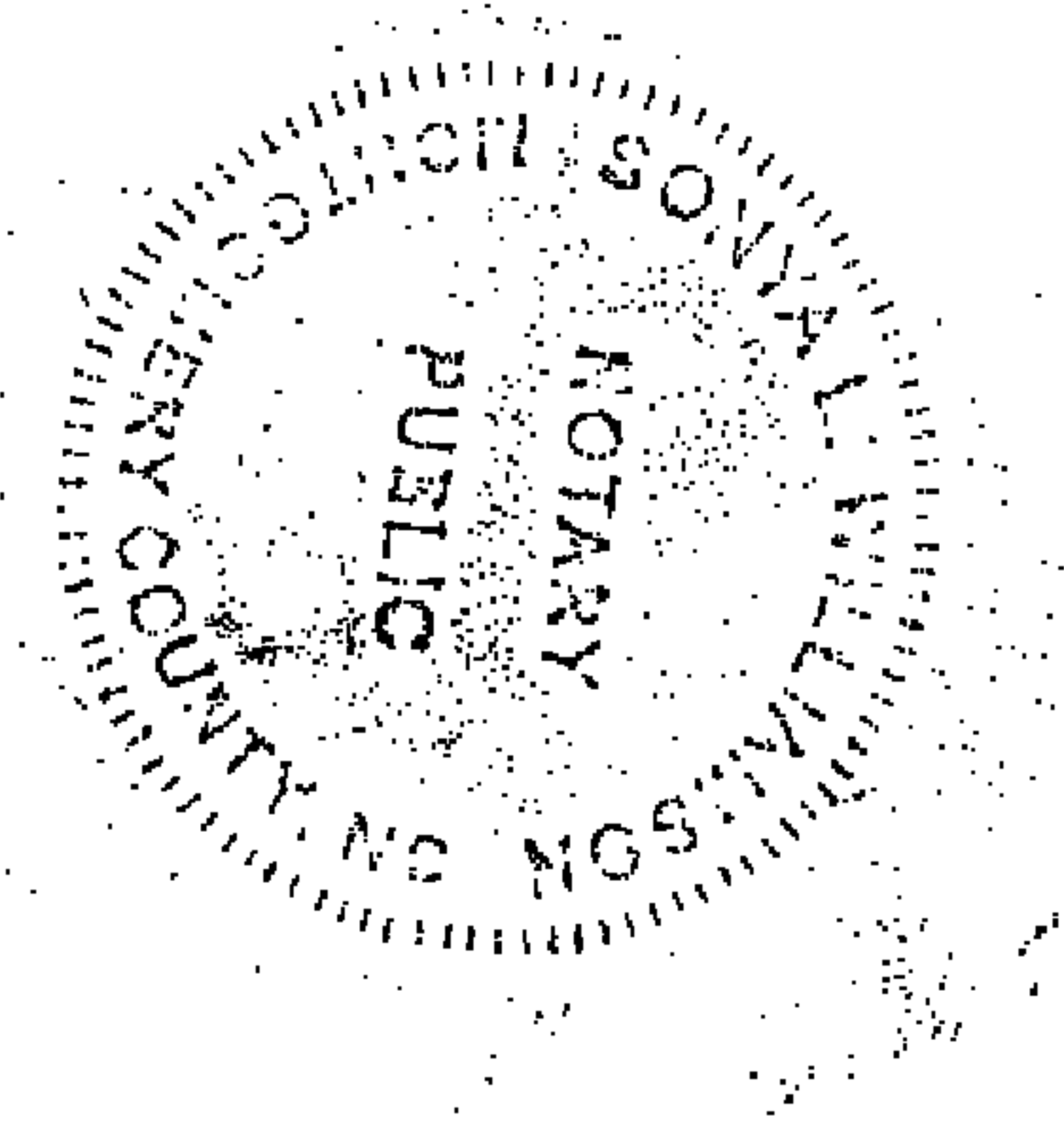
I, a Notary Public in and for said County and State, do hereby certify that HILTON JONES COCHRAN, JR., EXECUTOR OF THE ESTATE OF BETTY CHARLES COCHRAN AND INDIVIDUALLY AND CATHERINE COCHRAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed

Witness my hand and notarial seal, this the 28 day of November 2022.



 NOTARY PUBLIC

My commission expires 9/28/2025



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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written

Catherine Ann Cochran Boswell SEAL
CATHERINE ANN COCHRAN BOSWELL

Lenzie Lewis Boswell, III SEAL
LENZIE LEWIS BOSWELL, III

STATE OF Virginia
City Richmond
COUNTY OF Richmond

I, a Notary Public in and for said County and State, do hereby certify that CATHERINE ANN COCHRAN BOSWELL AND LENZIE LEWIS BOSWELL, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 15th day of Dec 2022.

Mary K Cole
NOTARY PUBLIC

My commission expires 11/30/2026



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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written

Charles McLeod Cochran SEAL
CHARLES MCLEOD COCHRAN

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that CHARLES MCLEOD COCHRAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 15 day of November, 2022.

[Signature]
NOTARY PUBLIC

My commission expires 9/25/2025

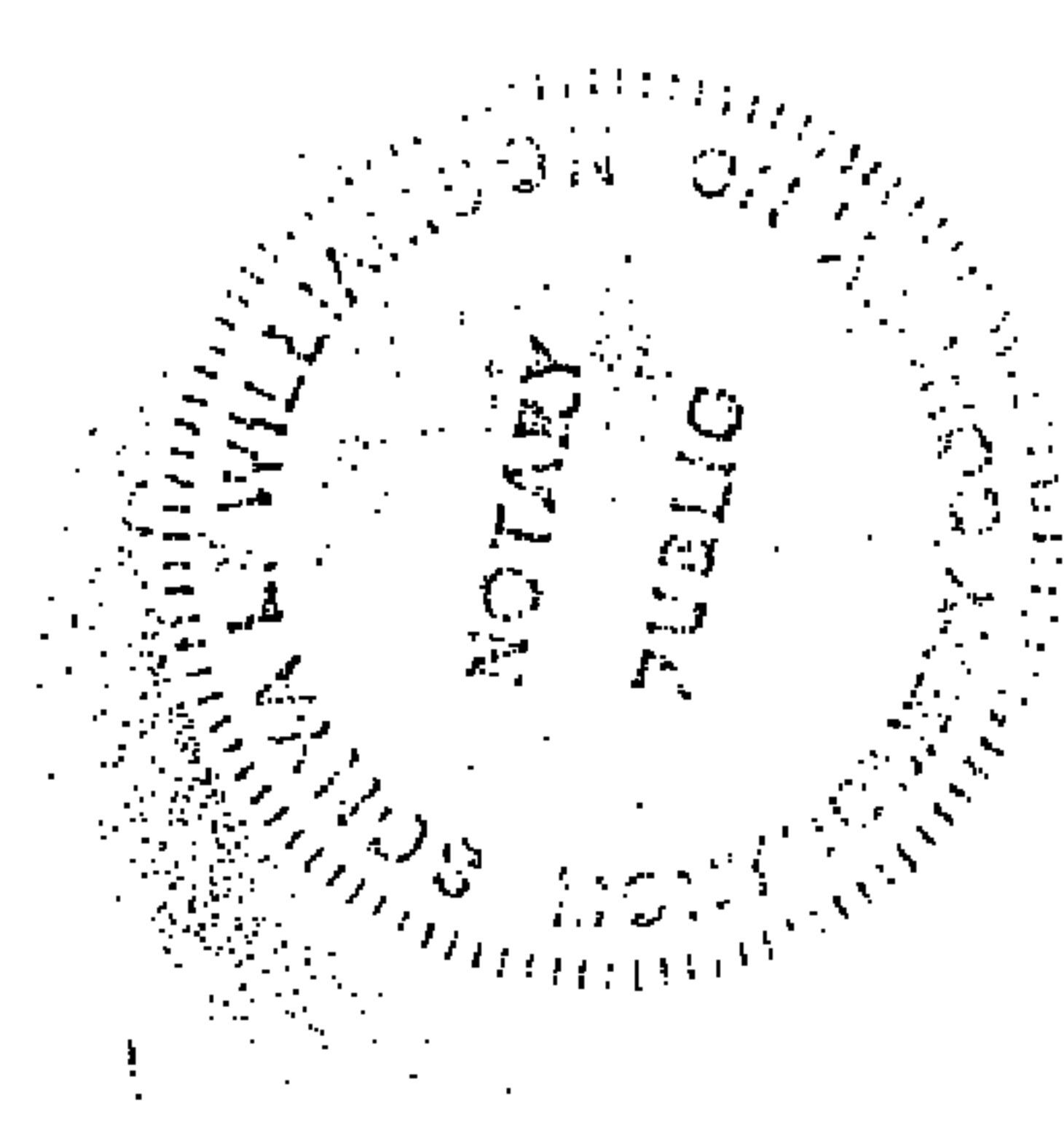


EXHIBIT "A"

Tract 1:

Lying and being adjacent to Green Gap Subdivision and United States Forest Service property. BEGINNING at a new iron pin in the boundary line of the U.S. Forest Service property and in the common boundary line of Lot 12-A, Section B, Green Gap Subdivision, owned by Bowman (DB 426, Pg 452); said point being the NE corner of this described tract, and said point being located S. 64° 52' 49" W. 9.26 feet from USFS metal post; thence S. 57° 11' 49" W. 41.62 feet to an existing iron pin, being the NW corner of Lot 12-A; thence along the common boundary of Lot 12-A, S. 18° 43' 00" E. 30.04 feet to an existing iron pin, a common corner with Lot 12 and Lot 13 of Green Gap subdivision; thence along the northern boundary of Lot 13, S. 41° 47' 02" W. 99.73 feet to an existing iron pin, a common corner with Lot 13 and Lot 14, Section B, Green Gap subdivision; thence S. 41° 45' 15" W. 99.84 feet to an existing iron pin; thence S. 41° 34' 26" W. 49.98 feet to an existing iron pin; thence S. 53° 38' 50" W. 79.88 feet to an existing iron pin, the southwest corner of this tract; thence N. 47° 05' 32" W. 163.23 feet to an aluminum monument, a common corner with USFS; thence along the common boundary of the USFS property, N. 65° 11' 48" E. 413.48 feet to the point and place of beginning, containing 0.817 acre, more or less, as shown on map of survey prepared by Glenn Lee Brown, PLS L-3663, entitled, "Survey for Hilton J. Cochran, Sr. & Betty C. Cochran" dated September 10, 2009.

The above described property being a portion of property lying between the platted lots of Section B of Green Gap Trail Division as shown on plat recorded in Plat Cabinet A, Slide 510 and the United States Forest Service property and being a portion of the property deed to Timothy Wayne Moody by deed recorded in Deed Book 409, Page 700.

Tract 2:

Being a one-half (½) undivided interest in the following described property and being Tract No. 50 of the Carolina Power and Light Company property, known as the Lowder Tract on the east side of the Pee Dee River, north of the Uwharrie River junction with the Pee Dee River. BEGINNING at a holly tree in J.M. Tucker's line, the said holly being on or near the river bank about 250 feet south from the mouth of Dutch John Creek and runs South 63-30 East 415 feet more or less, to a corner stone and in the line between J.M. Tucker and Armstrong and Russell; thence with the Armstrong and Russell line North 5-30 East 4120 feet, more or less, crossing Dutch John Creek to a corner stone in the old Barringer line; thence with said old Barringer line South 51-20 West 3030 feet more or less, to a willow on or near the river bank; thence down the river bank and the various courses thereof for a distance of 2590 feet, more or less, to the beginning, containing 101 and 1/10 acres, more or less.

See reservation and exception as set forth after the description of Tract 6 as described in deed recorded in Book 99 at Page 360, etc.

See deed from Carolina Power & Light Company to the Troy Cross Arm Company, Inc. recorded in Book Z-26 at Page 179, etc., being the 3rd parcel in said deed.

The above TRACT NO. 1 being the FIFTH parcel described in deed recorded in Deed Book 99 at PAGE 360, etc.

Tract 3:

EXHIBIT A

p 2

Lying and being in Ophir Township and adjoining the Uwharrie River and Gold Mine Branch. Beginning at a USF Aluminum Monument on south bank of Gold Mine Branch, said point being the northern most corner of the described property; thence S. 00-17-36 W. 490.12 feet to a corner marked by USF Aluminum Monument and common corner with the United States of America Tract No. 291 B; thence with a common boundary with the USA tract, S 39-56-16 W. 5623.87 feet to a USF Aluminum Monument on north bank of Uwharrie River; thence S. 39-56-16 W. 96.97 feet to the center of Uwharrie River; thence following the approximate center of Uwharrie River the following 11 courses and distances: (1) N. 82-56-32 W. 88.84 feet; (2) N. 51-57-54 W. 209.54 feet; (3) N. 37-28-06 W. 260.42 feet; (4) N. 27-25-41 W. 132.93 feet; (5) N. 08-58-59 W. 204.43 feet; (6) N. 05-37-39 E. 152.33 feet; (7) N. 15-49-16 E. 463.23 feet; (8) N. 23-56-53 E. 483.24 feet; (9) N. 18-37-15 E. 69.72 feet; (10) N. 03-07-15 E. 177.21 feet; (11) N. 22-53-46 W. 120.21 feet; thence leaving the center of the Uwharrie River S. 72-18-25 E. 79.81 feet to a set ½ inch rebar in center of Cold Mine Branch and east bank of Uwharrie River; thence along the center of Gold Mine Branch the following courses and distances: (1) S. 72-18-25 E. 51.21 feet; (2) N. 39-53-11 E. 136.64; (3) N. 07-32-51 E. 79.64 feet; (4) N. 12-17-41 E. 61.63 feet; (5) N. 28-02-46 E. 27.50 feet; (6) N. 54-52-43 W. 29.00 feet; (7) N. 47-32-12 E. 27.65 feet; (8) N. 12-41-11 E. 35.10 feet; (9) N. 63-58-39 E. 24.11 feet; (10) N. 33-45-19 E. 24.15 feet; (11) N. 36-47-16 W. 17.67 feet; (12) N. 01-51-57 E. 54.07 feet; (13) N. 39-43-48 E. 82.06 feet; (14) N. 69-51-59 E. 117.30 feet; (15) N. 59-27-04 E. 121.94 feet; (16) N. 23-20-48 E. 52.57 feet; (17) N. 82-25-38 E. 40.04 feet; (18) N. 52-23-47 E. 32.71 feet; (19) S. 57-11-25 E. 17.19 feet; (20) N. 76-39-57 E. 40.45 feet; (21) N. 71-15-18 E. 30.96 feet; (22) S. 70-59-33 E. 21.11 feet; (23) N. 61-18-37 E. 24.86 feet; (24) S. 59-07-09 E. 22.36 feet; (25) N. 52-19-17 E. 57.28 feet; (26) N. 12-25-33 W. 88.84 feet; (27) N. 22-06-47 W. 74.23 feet; (28) N. 21-53-47 W. 35.54 feet; (29) N. 18-49-28 E. 52.23 feet; (30) N. 62-38-43 E. 52.81 feet; (31) N. 35-40-08 W. 24.54 feet; (32) N. 03-57-23 W. 50.19 feet; (33) N. 40-21-07 E. 32.01 feet; (34) N. 18-46-30 W. 31.58 feet; (35) N. 07-45-33 E. 72.39 feet; (36) N. 48-45-19 E. 156.50 feet; (37) N. 38-44-35 E. 60.78 feet; (38) N. 31-39-10 E. 64.86 feet; (39) N. 05-40-52 W. 60.15 feet; (40) N. 26-16-47 E. 42.42 feet; (41) N. 81-05-14 E. 83.34 feet; (42) N. 47-42-11 E. 87.42 feet; (43) N. 49-06-02 E. 53.68 feet; (44) N. 11-01-58 E. 44.96 feet; (45) N. 87-23-13 E. 90.51 feet; (46) S. 74-16-32 E. 69.41 feet; (47) N. 61-53-17 E. 35.44 feet; (48) S. 71-59-11 E. 59.91 feet; (49) N. 78-58-03 E. 49.89 feet; (50) S. 87-24-05 E. 54.20 feet; (51) N. 31-22-48 E. 100.90 feet; (52) N. 76-26-54 E. 47.93 feet; (53) S. 88-26-56 E. 51.41 feet; (54) N. 89-05-09 E. 51.17 feet; (55) N. 30-49-47 E. 36.07 feet; (56) N. 78-14-01 W. 23.83 feet; (57) N. 27-08-56 E. 31.48 feet; (58) N. 00-09-19 E. 28.34 feet; (59) N. 44-03-13 E. 24.23 feet; (60) N. 58-55-38 E. 39.50 feet; (61) N. 21-17-36 E. 72.49 feet; (62) N. 57-56-20 E. 46.83 feet; (63) N. 35-56-08 E. 54.26 feet; (64) N. 16-34-43 W. 42.09 feet; (65) N. 56-09-13 E. 114.48 feet; (66) N. 87-34-20 E. 40.60 feet; (67) S. 84-10-13 E. 112.05 feet; (68) S. 70-05-26 E. 70.94 feet; (69) N. 70-50-19 E. 95.66 feet; (70) N. 34-22-28 E. 92.65 feet; (71) N. 54-11-11 E. 41.90; (72) N. 58-39-29 E. 50.79; (73) N. 29-55-33 E. 46.88; (74) S. 85-19-53 E. 83.00 feet; (75) S. 64-05-51 E. 44.75; (76) S. 66-20-52 E. 54.75 feet; (77) S. 35-30-10 E. 110.96 feet; (78) S. 44-57-21 E. 32.15 feet; (79) S. 40-17-17 W. 38.73 feet; (80) S. 63-02-48 E. 44.96 feet; (81) S. 57-25-15 E. 37.79 feet; (82) S. 41-46-21 E. 38.56 feet; (83) N. 83-51-39 E. 84.57 feet; (84) S. 80-49-51 E. 47.15 feet; (85) S. 47-51-56 E. 22.34 feet; (86) S. 66-52-21 E. 37.91 feet; (87) N. 62-27-22 E. 30.92 feet; (88) N. 08-17-36 E. 26.85 feet; (89) N. 29-16-09 E. 26.37 feet; (90) N. 15-38-04 E. 25.89 feet; (91) N. 23-07-45 E. 50.28 feet; (92) N. 54-10-03 E. 51.58 feet; (93) N. 22-20-32 E. 99.67 feet; (94) N. 24-03-49 E. 91.91 feet; (95) N. 08-37-48 E. 35.74 feet; (96) N. 22-26-41 E. 42.41 feet; (97) N. 87-28-56 E. 36.34 feet; (98) N. 57-09-25 E. 35.69 feet; (99) N. 08-20-16 E. 24.27 feet; (100) N. 66-22-10 E. 29.98 feet; (101) N. 22-01-10 E. 56.18 feet; (102) N. 80-38-56 E. 47.13 feet; (103) N. 53-50-45 E. 39.25 feet; (104) N. 41-09-41 E. 41.41 feet; (105) N. 52-47-53 E. 48.74 feet; (106) N. 22-49-14 E. 29.71 feet; (107) N. 01-58-48 E. 29.41 feet; (108) N. 28-34-54 E. 39.95 feet; (109) S. 68-22-24 E. 17.27 feet; (110) N. 84-05-57 E. 33.31 feet; (111) N. 64-12-11 E. 66.27 feet; (112) N. 51-03-42 E. 31.34 feet; (113) N. 68-25-05 E. 51.65 feet; (114) N. 41-14-36 E. 19.05 feet; (115) N. 12-39-42 E. 32.49 feet; (116) N. 38-53-03 E. 42.01 feet; (117) N. 09-15-53 W. 18.33 feet; (118) S. 88-14-12 E. 33.29 feet; (119) N. 56-24-54 E. 29.92 feet; (120) N. 50-54-08 E. 36.94 feet; (121) S. 37-02-23 W. 16.73 feet to the Beginning, containing 147.74 acres, as shown on plat entitled "Boundary Survey of Eldorado Land, Inc.", dated May 12, 2001, by George W. Simpson, PLS L-3491.

Tract 4:

EXHIBIT A

p. 3

Troy and Mount Gilead Townships, Montgomery County, North Carolina.

TRACT 1: Troy Township, Montgomery County, NC.

(1) A dam at the present location thereof on Little River at a site known as the Upper Plant or Robinson Plant, together with all equipment and materials which may be located thereon, and together with the right to back water, as a consequence of impoundment of water by said dam at its present location and height, on any of the lands which were conveyed to Troy Crossarm Company by deed of Carolina Power & Light Company, dated August 21, 1942, and recorded in Book 95, Page 92, Montgomery County Registry.

(2) All lands and easement rights reserved and excepted by Carolina Power & Light Company from the conveyance made by it to Troy Crossarm Company by the aforesaid deed dated August 21, 1942, and recorded in Book 95, Page 92, Montgomery County Registry.

(3) The flowage rights described and conveyed as the Fifth Tract, Sixth Tract, Seventh Tract, Eighth Tract, Ninth Tract, Tenth Tract, Eleventh Tract, Twelfth Tract, Thirteenth Tract, and Fourteenth Tract in the description of UPPER PLANT, in Section FIRST, by deed of Smitherman Power Company to Frank A. Reid, dated August 28, 1924, and recorded in Book 74, Page 345, Montgomery County Registry.

Tract 2: Troy and Mount Gilead Townships, Montgomery County, NC.

All that parcel or tract of land situated in Mt. Gilead and Troy Townships of Montgomery County, North Carolina, containing 45 acres, more or less, and being more fully shown on a plat of property surveyed for Arron W. E. Capel, Jr., by Thomas M. Bray, R.L.S., dated July, 1968, and recorded in Plat Book 5, page 40, in the office of the records of Montgomery County, North Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

THIS BEING all and the same property acquired by the Grantor herein by deed from Montgomery Land Corporation dated November 1, 1968, and recorded in Deed Book 147, page 401, in the office of the Register of Deeds of Montgomery County, North Carolina, to which reference is made for a metes and bounds description.

This conveyance is made SUBJECT, HOWEVER, to the reservations and exceptions of all riparian rights, flowage rights and easements which were conveyed to Frank A. Reid by deed from the Smitherman Power Company dated August 28, 1924, and recorded in the office of the Register of Deeds for Montgomery County, North Carolina, in Book 74, page 345, and the rights to operate and maintain a dam on the present location of Little River known as the Upper Plant or Robinson Plant, together with the right to back water on any of the lands hereby conveyed which may be caused by a dam at its present location and height; also the dam at its present site together with all machinery, equipment, and other material which may be located thereon.

SUBJECT, ALSO, to the hunting and fishing rights reserved by George T. Haywood for his life and the lives of his sons, Reece Haywood, Arley Haywood, Clayton Haywood, G. T. Haywood, Jr., and Roy Everett Haywood.

SUBJECT, ALSO, to a strip of land containing three acres adjoining Little River and Camp Branch and any additional land that may be actually covered by reason of raising of a reasonable height the present dam or other dam that may be constructed on said River.

P. 4

Tract 3:

All that certain tract or parcel of land situated, lying and being in Montgomery County, North Carolina, containing 65 acres, more or less, and being fully shown on "Plat of Property Surveyed for Arron W. E. Capel, Jr.," dated April, 1976, by Thomas M. Bray, Registered Surveyor, and recorded in Plat Cabinet A, Slide 754, in the Office of the Register of Deeds for Montgomery County, North Carolina, which said plat is incorporated herein by reference thereto, said property being more particularly described as follows:

Beginning at an iron stake on the southeast side of North Carolina Highway No. 1543; thence with the right of way of said highway North 45 degrees 14 minutes East 100 feet to an iron stake; thence leaving the right of way of said highway North 75 degrees 19 minutes East 2,310 feet to an iron stake; thence South 86 degrees 10 minutes East 1,799 feet to an iron stake on the northwest side of Little River; thence along Little River South 35 degrees 15 minutes West 349 feet; South 23 degrees 15 minutes West 225 feet; South 22 degrees 30 minutes West 193 feet; South 80 degrees 00 minutes West 400 feet; thence leaving Little River North 75 degrees 00 minutes West 986 feet; South 20 degrees 00 minutes West 200 feet to a Mill Race; thence with said Mill Race North 87 degrees 13 minutes West 293.2 feet; North 84 degrees 16 minutes West 109.9 feet; North 72 degrees 28 minutes West 103.2 feet; North 82 degrees 34 minutes West 84.1 feet; North 77 degrees 53 minutes West 94 feet; South 86 degrees 59 minutes West 104.1 feet; South 64 degrees 01 minute West 43.1 feet; North 89 degrees 13 minutes West 76.3 feet; South 78 degrees 27 minutes West 106.8 feet; South 65 degrees 05 minutes West 111.7 feet; South 67 degrees 27 minutes West 81.3 feet; South 55 degrees 12 minutes West 112.7 feet; South 60 degrees 25 minutes West 100 feet; South 35 degrees 55 minutes West 102 feet; South 21 degrees 30 minutes West 74.7 feet to an iron stake in the intersection of the Mill Race and Little River; thence crossing Little River South 38 degrees 33 minutes East 121 feet to an iron stake on the south bank of Little River; thence North 69 degrees 00 minutes East 280 feet to an iron stake; North 88 degrees 00 minutes East 175 feet to an iron stake; South 51 degrees 00 minutes East 1,600 feet to an iron stake; thence North 61 degrees 50 minutes West 1,905.4 feet to the iron stake on the south bank of Little River previously called for herein; thence recrossing Little River North 38 degrees 33 minutes West 121 feet to the iron stake at the intersection of Mill Race and Little River previously called for herein; thence South 22 degrees 00 minutes West along Little River 517.9 feet; thence leaving Little River North 54 degrees 58 minutes West 135.7 feet; North 11 degrees 42 minutes West 404 feet; North 21 degrees 19 minutes West 106.5 feet; North 58 degrees 2 minutes West 572 feet to an iron stake on the southeast side of North Carolina Highway No. 1543 and the point of beginning.

Being a portion of the property described as Parcel No. 8 in the Second Amendment to Lease between Montgomery Land Corporation and Catawba Timber Company dated January 28, 1969, and recorded in Deed Book 148, page 511, in the Office of the Register of Deeds for Montgomery County, North Carolina.

This conveyance is SUBJECT to the existing easement and right of way for North Carolina Highway No. 1543 as shown on said plat.

EXHIBIT "A"

p. 5

Tract 5:
1/2 Interest

BEGINNING on a stake in the Blair and Russell line which runs North 42 degrees 10 minutes East from the 3rd corner of the first portion of the First Tract described in the hereinafter referred to deed recorded in Book 79, page 249 and a distance of 1216 feet from said corner and a distance of 154 feet from the Uwharrie River, and runs North 9 degrees 55 minutes East 175 feet; thence North 19 degrees West 150 feet; thence North 3 degrees 50 minutes West 180 feet; thence North 5 degrees 15 minutes West 150 feet; thence North 15 degrees 45 minutes East 133 feet; thence North 5 degrees 10 minutes East 310 feet; thence North 6 degrees 15 minutes East 110 feet; thence North 16 degrees 10 minutes East 165 feet; thence North 27 degrees 15 minutes East 245 feet; North 50 degrees 30 minutes East 145 feet; thence North 39 degrees East 115 feet; thence North 43 degrees 20 minutes East 170 feet; thence North 50 degrees East 145 feet to a stake; thence South 45 degrees East 20 feet to the river; thence with the various courses of the river (the thread of the stream) 2015 feet to the Blair and Russell corner; thence with the old Blair and Russell line South 42 degrees 10 minutes West to the beginning, containing 1.17 acres, more or less, and being the second portion of the First Tract described in a deed from Ada A. Blair, Commissioner, to Carolina Power & Light Company, dated October 29, 1926, and recorded in Book 79, page 249, Montgomery County Registry. Reference is hereby made to blue print or map RC-2967, dated May 11, 1926.