

LAND APPRAISAL REPORT

File No.: Pascal1

Property Address: S Plank Rd	City: Sanford	State: NC	Zip Code: 27330
County: Lee		Legal Description: Book 1816/Page 695-Lee County Registry.	
Assessor's Parcel #: 9613-08-3030-00/9613-08-9662-00	Tax Year: 2025	R.E. Taxes: \$ TBD	Special Assessments: \$ 0
Market Area Name: Pocket Township	Map Reference: 41820	Census Tract: 0306.02	
Current Owner of Record: Beverly Pascal	Borrower (if applicable): Beverly Pascal		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) N/A	HOA: \$ N/A <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description: N/A			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) N/A	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) N/A	Intended Use: <u>To determine fair market value to be used for sale/listing decision.</u>
Intended User(s) (by name or type): <u>Beverly Pascal</u>	
Client: <u>Beverly Pascal</u>	Address: <u>Cameron, NC 28326</u>
Appraiser: <u>Jeffrey L. Cashion</u>	Address: <u>2208 Nash Street, Sanford, NC 27330</u>

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) N/A	PRICE \$ (000)	One-Unit 30%	<input type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit %	<input type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		50 Low New	Multi-Unit %	* To: Vacant to Residential.
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		900+ High 140	Comm'l %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	300 Pred 30	Vacant 70%		
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	N/A	N/A		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject property is located about 5 miles west of the City of Sanford in western Lee County. Neighborhood boundaries include Carbondon Road to the north, White Hill Road to the south, Jefferson Davis Highway to the east, and the Moore County Line to the west. The area is rural in nature with working farms, churches, homes outside developments, timber tracts, etc. All support facilities are located within a reasonable distance. No adverse marketing factors were observed.

Dimensions: <u>See Attached Tax Plat</u>	Site Area: <u>43.94 Acres</u>
Zoning Classification: <u>RA</u>	Description: <u>Residential Agricultural</u>
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: <u>Certain residential and agricultural purposes.</u>	

Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ <u> </u> / <u> </u>
Comments: <u>N/A</u>		
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>Residential/Agricultural</u>		
Actual Use as of Effective Date: <u>Woodland</u>	Use as appraised in this report: <u>Woodland</u>	
Summary of Highest & Best Use: <u>Residential</u>		

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	See Attached Plat
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Duke Energy	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Some Slopage
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Width	50 feet			Size	Large for Area
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Sanford	Surface	Asphalt			Shape	Basically Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Woodland
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple Carriers	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	Other	N/A
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Other	N/A

Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) N/A
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>37105C9613J</u> FEMA Map Date <u>9/6/2006</u>
Site Comments: <u>The subject property is a typical site for the area. No value was given for timber. There were no apparent easments that would negatively effect the market value of the subject site.</u>
<u>See Attached Flood Map for Flood Zone information.</u>

LAND APPRAISAL REPORT

File No.: Pascal1

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Lee County Register of Deeds.

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject deed was transferred within
Date: 04/22/2025	the past 3 years.	
Price: 0		
Source(s): Book 1816/Page 695-LCR.		
2nd Prior Subject Sale/Transfer		
Date: N/A		
Price: N/A		
Source(s): N/A		

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	S Plank Rd Sanford, NC 27330	688 White Hill Rd Sanford, NC 27332		982 King Farm Rd Sanford, NC 27330		S Plank Rd Sanford, NC 27330	
Proximity to Subject		7.79 miles SE		3.71 miles S		7.77 miles S	
Sale Price	\$ N/A	\$	1,000,000	\$	900,000	\$	400,000
Price/ Acre	\$	\$	11,587.49	\$	10,626.99	\$	5,958.59
Data Source(s)	Site	TriangleML#LP711956;DOM189		TriangleML#10051696;DOM36		Book 1763/Page 947-LCR.	
Verification Source(s)	Inspection	Deborah Leonard-Agent		Scott Lawrence-Agent		PIN#9610-02-7966-00	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	N/A	ArmLth		ArmLth		ArmLth	
Concessions	None	Cash;0		Cash;0		Cash;0	
Date of Sale/Time	N/A	07/18/2024		11/26/2024		03/08/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Similar Appeal		Similar Appeal		Similar Appeal	
Site Area (in Acres)	43.94	86.3	-490,846	84.69	-433,050	67.13	-138,180
Topography	Some Slopage	Similar		Similar		Similar	
Access	Asphalt-Public	Asphalt-Public		Asphalt-Public		Asphalt-Public	
Utilities/Structures	Electricity/Water	Electricity/Water		Electricity	+100,000	Electricity	+100,000
Buildability	Average	Similar		Similar		Inferior-Power Line	+200,000
Other	Road Frontage	Inferior	+86,300	Similar		Inferior	+67,130
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -404,546	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -333,050	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 228,950
Adjusted Sale Price (in \$)		Net 40.5 %		Net 37.0 %		Net 57.2 %	
		Gross 57.7 %	\$ 595,454	Gross 59.2 %	\$ 566,950	Gross 126.3 %	\$ 628,950

Summary of Sales Comparison Approach All 3 comparables are similar to the subject in rural location & marketability. The buildability adjustment was due to the power line and creek that ran though the middle of comparable 3. It is not unusual and often necessary for comparables to exceed a few miles from the subject when appraising larger tracts of vacant land located in rural areas due to the lack of similar sized tract sales. All 3 comparables required typical local market adjustments. An additional comparables has been added.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$ 606,000

Final Reconciliation The Sales Comparison Approach is the best value indicator of vacant land and is given total reliance.

This appraisal is made "as is", or subject to the following conditions: Timber was not considered in determining the final estimate of market value of the subject property. Final value is subject to the subject property being able to support a single family residence.

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 606,000, as of: 08/29/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Additional Sales

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Invoice

Client Contact: Beverly Pascal
E-Mail: ranbev@windstream.net
E-Mail: design.alamode.com/verify Serial:3F1D91C9
Client Name: Beverly Pascal
Address: Cameron, NC 28326

<p>APPRAISER</p> <p><i>Jeffrey L. Cashion</i></p> <p>Appraiser Name: Jeffrey L. Cashion</p> <p>Company: Brick City Appraisals, Inc.</p> <p>Phone: 919-708-5585 Fax: N/A</p> <p>E-Mail: jcashion@cashionassociates.com</p> <p>Date of Report (Signature): 08/29/2025</p> <p>License or Certification #: A2168 State: NC</p> <p>Designation: SCRA</p> <p>Expiration Date of License or Certification: 06/30/2026</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: 08/29/2025</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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USPAP ADDENDUM

File No. Pascal1

Borrower	Beverly Pascal		
Property Address	S Plank Rd		
City	Sanford	County	Lee
		State	NC
		Zip Code	27330
Lender	Beverly Pascal		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

This report is to be used to determine fair market value to be used for sale/listing decision only.

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

The definition of market value employed for this assignment includes a component of exposure time. Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Based on statistical analysis and the examination of relevant sales history of comparable properties, the reasonable exposure time for the subject property type and value range exceeds 6-12 months.

Additional Certifications
I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

Unless otherwise indicated, I have performed no services regarding the subject property within the prior 3 years, as an appraiser or in any other capacity.

esign.alamode.com/verify Serial:3F1D91C9

APPRAISER:

Signature: Jeffrey L. Cashion

Name: Jeffrey L. Cashion

Date Signed: 08/29/2025


State Certification #: A2168

or State License #: _____

State: NC

Expiration Date of Certification or License: 06/30/2026

Effective Date of Appraisal: 08/29/2025



SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____


or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property

Did Not Exterior-only from Street



Assumptions, Limiting Conditions & Scope of Work

File No.: Pascal1

Property Address: S Plank Rd

City: Sanford

State: NC

Zip Code: 27330

Client: Beverly Pascal

Address: Cameron, NC 28326.

Appraiser: Jeffrey L. Cashion

Address: 2208 Nash Street, Sanford, NC 27330

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

File No.: Pascal1

Property Address: S Plank Rd City: Sanford State: NC Zip Code: 27330
 Client: Beverly Pascal Address: Cameron, NC 28326.
 Appraiser: Jeffrey L. Cashion Address: 2208 Nash Street, Sanford, NC 27330

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:


1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Beverly Pascal Client Name: Beverly Pascal
 E-Mail: ranbev@windstream.net Address: Cameron, NC 28326.

APPRAISER esign.alamode.com/verify Serial:3F1D91C9

SIGNATURES

Jeffrey L. Cashion

 Appraiser Name: Jeffrey L. Cashion
 Company: Brick City Appraisals, Inc.
 Phone: 919-708-5585 Fax: N/A
 E-Mail: jcashion@cashionassociates.com
 Date Report Signed: 08/29/2025
 License or Certification #: A2168 State: NC
 Designation: SCRA
 Expiration Date of License or Certification: 06/30/2026
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 08/29/2025

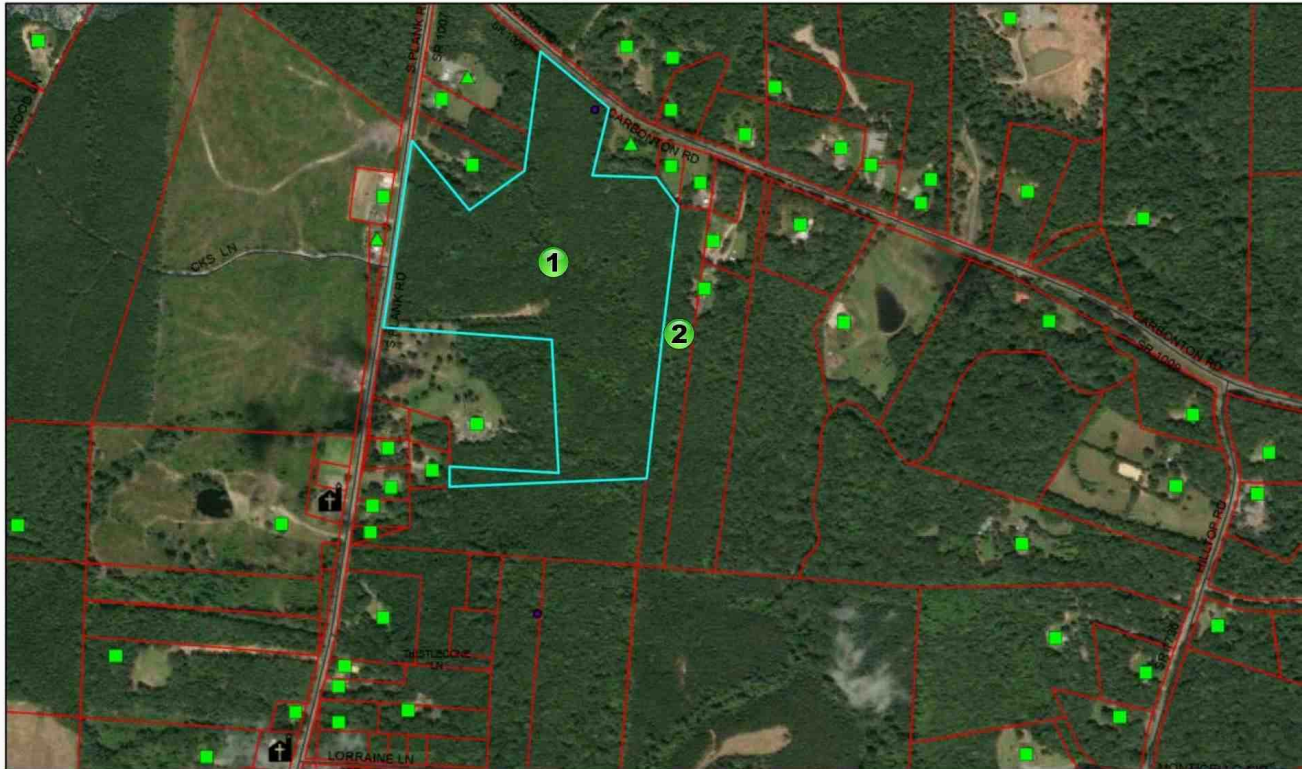
SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)
 Supervisory or
 Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: _____



Tax Assessor's Map

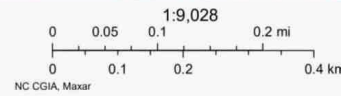
Borrower	Beverly Pascal			
Property Address	S Plank Rd			
City	Sanford	County Lee	State NC	Zip Code 27330
Lender/Client	Beverly Pascal			

Lee County, NC



8/28/2025, 3:17:16 PM

- | | | | |
|--|----------------|--|--------------------|
| | CountyBoundary | | MOBILE HOME |
| | Parcels | | CHURCH |
| | Streets | | RESIDENCE |
| | | | <all other values> |



ArcGIS Web Ap
The County of Lee assumes no legal responsibility for the information contained on

Legal Description

Borrower	Beverly Pascal				
Property Address	S Plank Rd				
City	Sanford	County	Lee	State	NC Zip Code 27330
Lender/Client	Beverly Pascal				

BK 1816 PG 0691

FILED ELECTRONICALLY
LEE COUNTY NC
PAMELA G. BRITT
REGISTER OF DEEDS
=====

FILED	Apr 22, 2025
AT	03:58:52 PM
BOOK	01816
START PAGE	0691
END PAGE	0695
INSTRUMENT #	02640
EXCISE TAX	\$0.00

Prepared by M. Andrew Lucas—mail to Grantee
STAMPS \$0.00
NO TITLE SEARCH PERFORMED—NO TAX ADVICE
DEED PREPERATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED

STATE OF NORTH CAROLINA) **GENERAL WARRANTY DEED**
COUNTY OF LEE)
PIN 9614-10-1853-00

THIS DEED, made this 21st day of April, 2025, by and between
MICHAEL J. PASCHAL and spouse, LINDA M. PASCHAL, 5594 Carbonton Road,
Sanford, NC 27330, and **RANDAL L. PASCHAL and spouse, BEVERLY B. PASCHAL**,
3225 Page Store Road, Cameron, NC 28326, hereinafter called "GRANTOR" to **RANDAL L.**
PASCHAL and spouse, BEVERLY B. PASCHAL, (Collectively being all the heirs of Betty
Blakeley Paschal), 3225 Page Store Road, Cameron, NC 28326, hereinafter called "GRANTEE";

WHEREAS, N. E. Paschal a.k.a Nathan Edward Paschal died on April 2nd, 2014, in Lee
County, NC, and the Estate of Nathan Edward Paschal was probated in the office of the Clerk of
Superior Court of Lee County, North Carolina, Estate File No. 14-E-000127-520; and

WHEREAS, Betty Blakeley Paschal died on September 3rd, 2024, in Lee County, NC,
and the Estate of Betty Blakeley Paschal was probated in the office of the Clerk of Superior
Court of Lee County, North Carolina, Estate File No. 24-E-000413-520; and

WHEREAS, the last will and testament of Betty Blakeley Paschal does equally devise
and bequeath the above mentioned property to Michael J. Paschal and Randall L. Paschal.

WHEREAS, all the heirs of Betty Blakeley Paschal (and their spouses where
applicable) have joined in the signing of this Deed.

submitted electronically by "Gilleland & Lucas, LLP."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lee County Register of Deeds.



Serial# 3F1D91C9
esign.alamode.com/verify

Legal Description

Borrower	Beverly Pascal						
Property Address	S Plank Rd						
City	Sanford	County	Lee	State	NC	Zip Code	27330
Lender/Client	Beverly Pascal						

BK 1816 PG 0692

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Pocket Township, Lee County, North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT 'A' HERETO AND INCORPORATED HEREIN

(Property Address: 5594 Carbonton Road, Sanford, NC 27330)

The above property was conveyed to the Grantor by deed recorded in Book 306, Page 65, Lee County Registry.

All or a portion of the property herein conveyed does/does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: Ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

(This space is left intentionally, separate signature pages attached)


Legal Description

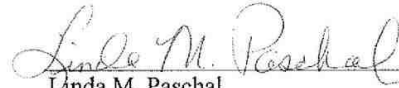
Borrower	Beverly Pascal				
Property Address	S Plank Rd				
City	Sanford	County	Lee	State	NC Zip Code 27330
Lender/Client	Beverly Pascal				

BK 1816 PG 0693

(Separate signature page for General Warranty Deed)

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

 (SEAL)
Michael J. Paschal

 (SEAL)
Linda M. Paschal

STATE OF NORTH CAROLINA
COUNTY OF LEE

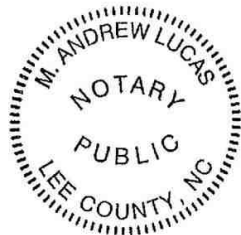
I, M. Andrew Lucas a Notary Public, do hereby certify Michael J. Paschal and Linda M. Paschal personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 21 day of April, 2025.


Notary Public

My Commission Expires:

10/23/2025



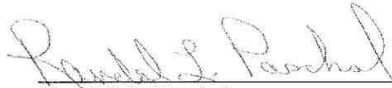
Legal Description Map


Borrower	Beverly Pascal		
Property Address	S Plank Rd		
City	Sanford	County Lee	State NC Zip Code 27330
Lender/Client	Beverly Pascal		

BK 1816 PG 0694

(Separate signature page for General Warranty Deed)

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

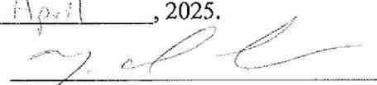
 (SEAL)
Randall L. Paschal

 (SEAL)
Beverly B. Paschal

STATE OF NORTH CAROLINA
COUNTY OF LEE

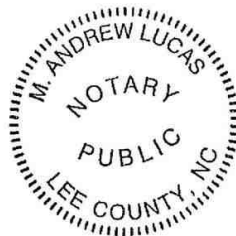
I, M. Andrew Lucas a Notary Public, do hereby certify
Randall L. Paschal and Beverly B. Paschal personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 21 day of April, 2025.


Notary Public

My Commission Expires:

10/22/2025



Legal Description Map

Borrower	Beverly Pascal				
Property Address	S Plank Rd				
City	Sanford	County	Lee	State	NC Zip Code 27330
Lender/Client	Beverly Pascal				

BK 1816 PG 0695

EXHIBIT 'A'

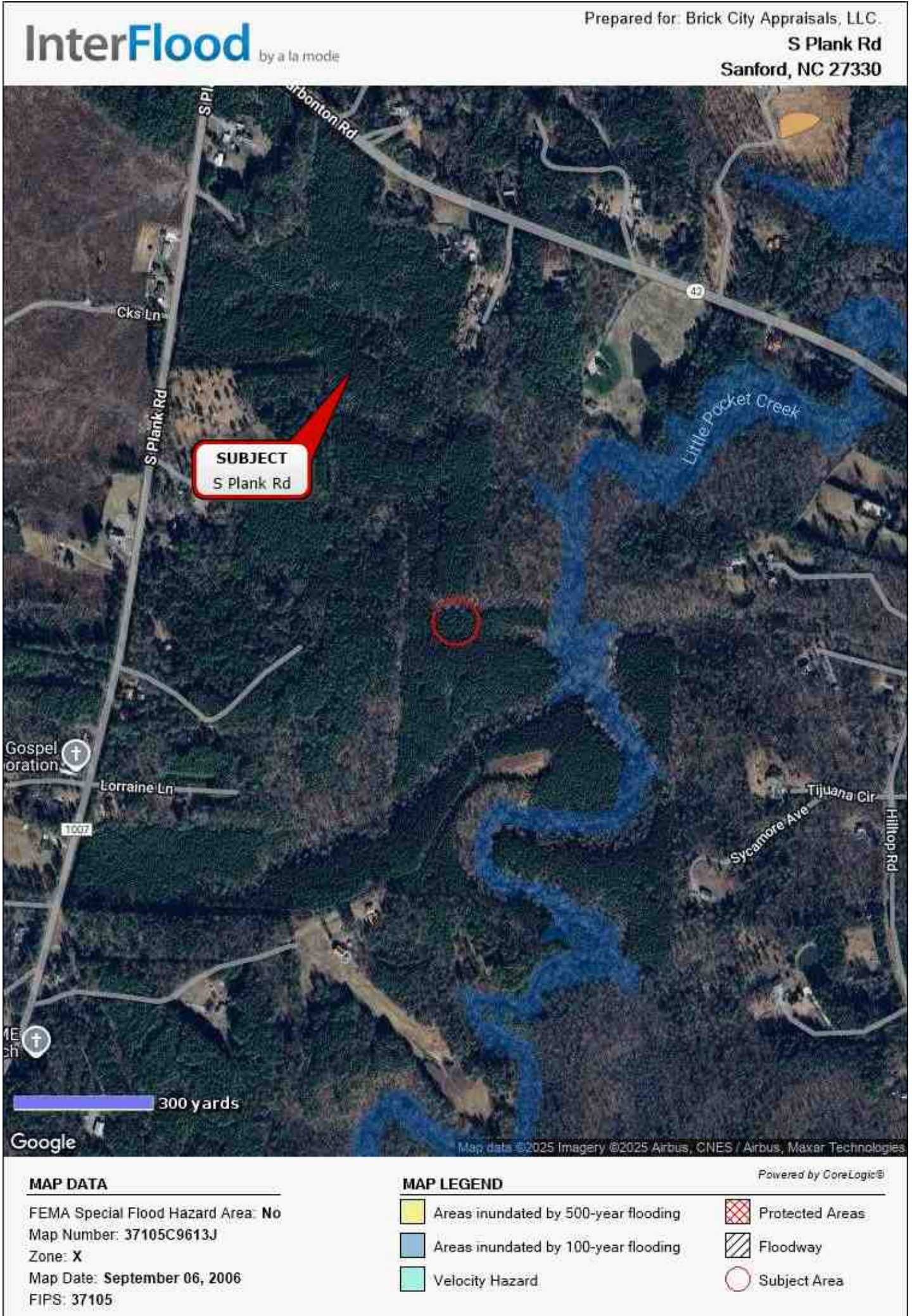
BEING all of that certain tract of land as shown on the General Warranty Deed to N. E. Paschal and wife, Betty J. Paschal, dated September 13th, 1979, and recorded in Book 306, Page 65, Lee County Register of Deeds, lying to the South of Carbonton Road. Less and except any conveyances of record.

PIN: A portion of 9614-10-1853-00



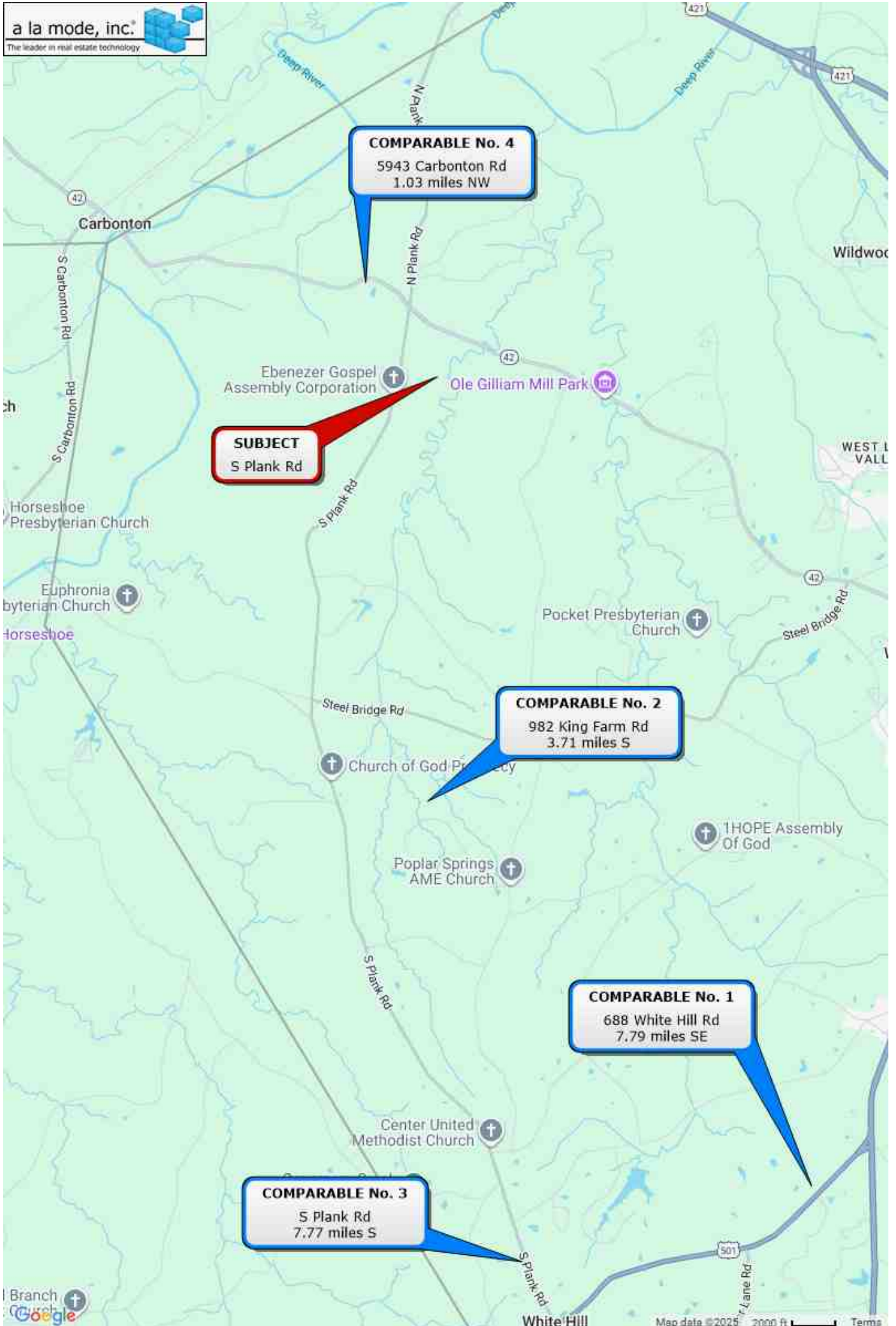
Flood Map

Borrower	Beverly Pascal						
Property Address	S Plank Rd						
City	Sanford	County	Lee	State	NC	Zip Code	27330
Lender/Client	Beverly Pascal						



Location Map

Borrower	Beverly Pascal			
Property Address	S Plank Rd			
City	Sanford	County Lee	State NC	Zip Code 27330
Lender/Client	Beverly Pascal			



Subject Land Photo Page

Borrower	Beverly Pascal				
Property Address	S Plank Rd				
City	Sanford	County	Lee	State	NC
Lender/Client	Beverly Pascal				
				Zip Code	27330

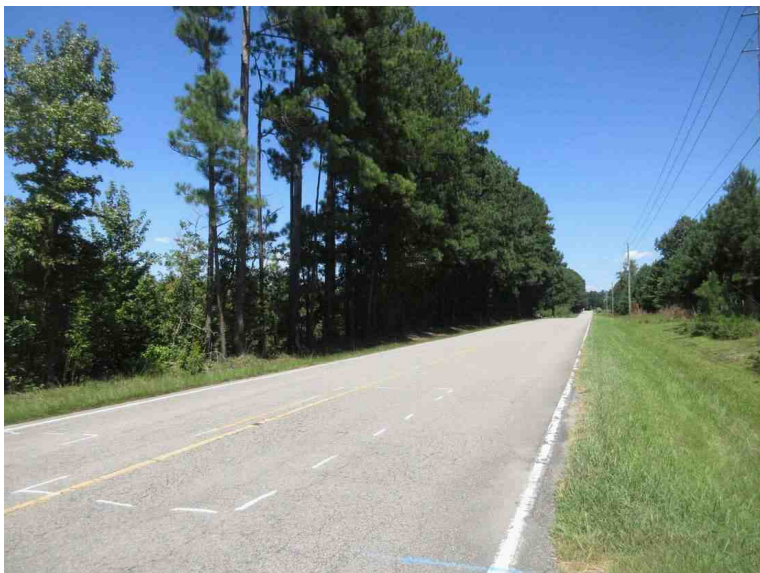


Subject Front

S Plank Rd	
Sales Price	N/A
Date of Sale	N/A
Site Area	43.94
Location	Average
Topography	Some Slopage
Access	Asphalt-Public
Utilities/Structures	Electricity/Water
Buildability	Average
Other	Road Frontage



Additional View



Subject Street

Photograph Addendum

Borrower	Beverly Pascal						
Property Address	S Plank Rd						
City	Sanford	County	Lee	State	NC	Zip Code	27330
Lender/Client	Beverly Pascal						



Additional Land Photos



Additional Land Photos



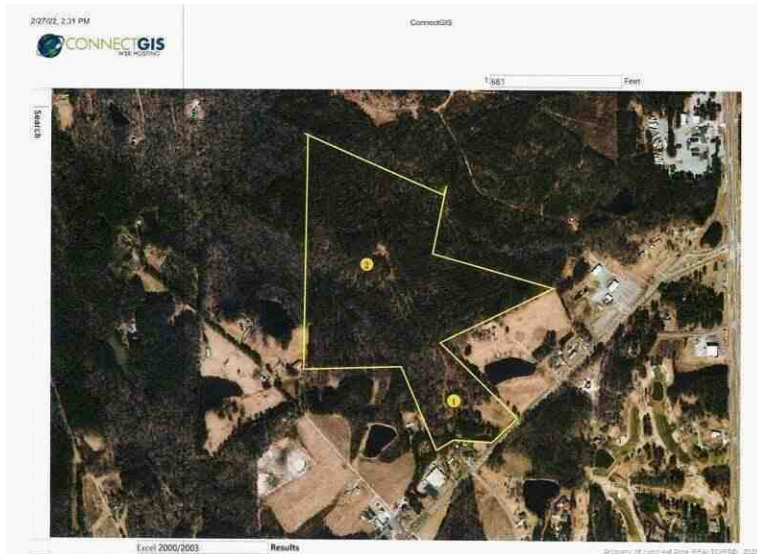
Additional Land Photos



Carbonton Road

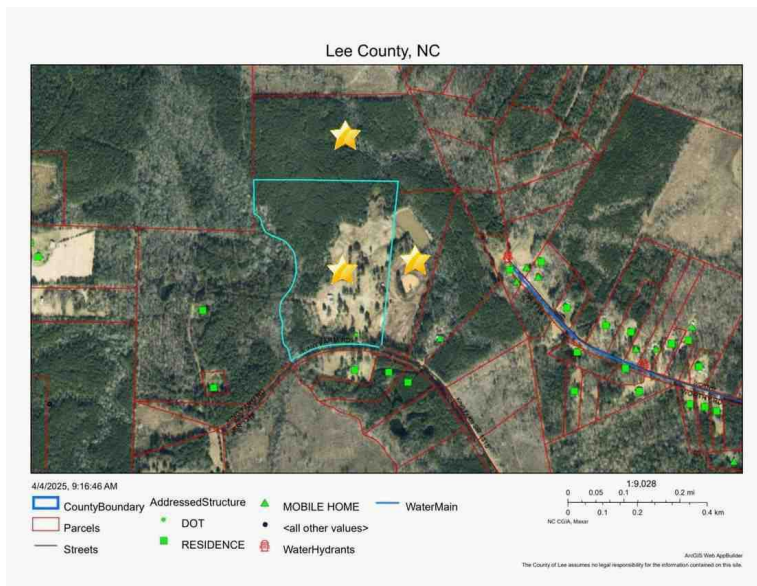
Comparable Land Photo Page

Borrower	Beverly Pascal			
Property Address	S Plank Rd			
City	Sanford	County Lee	State NC	Zip Code 27330
Lender/Client	Beverly Pascal			



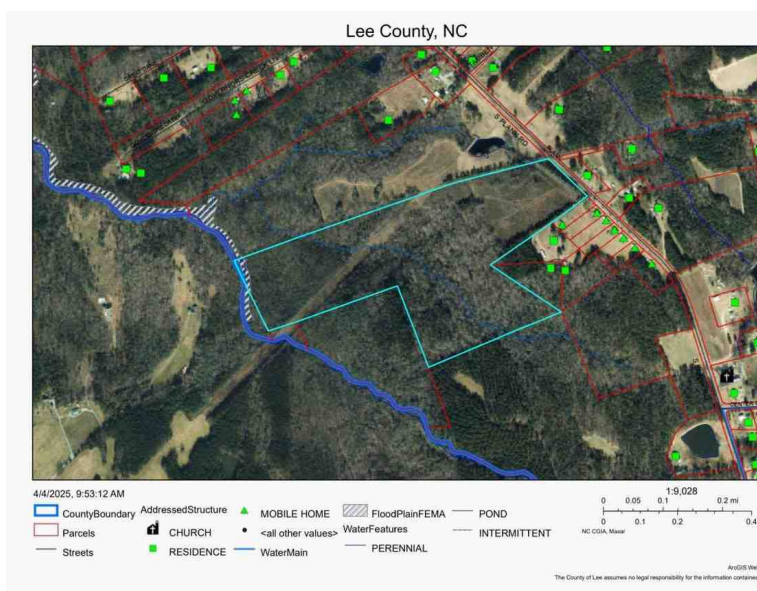
Comparable 1

688 White Hill Rd
 Prox. to Subj. 7.79 miles SE
 Sales Price 1,000,000
 Date of Sale 07/18/2024
 Site Area 86.3
 Location Similar Appeal
 Topography Similar
 Access Asphalt-Public
 Utilities/Structures Electricity/Water
 Buildability Similar
 Other Inferior
 GIS Aerial Photo



Comparable 2

982 King Farm Rd
 Prox. to Subj. 3.71 miles S
 Sales Price 900,000
 Date of Sale 11/26/2024
 Site Area 84.69
 Location Similar Appeal
 Topography Similar
 Access Asphalt-Public
 Utilities/Structures Electricity
 Buildability Similar
 Other Similar
 GIS Aerial Photo

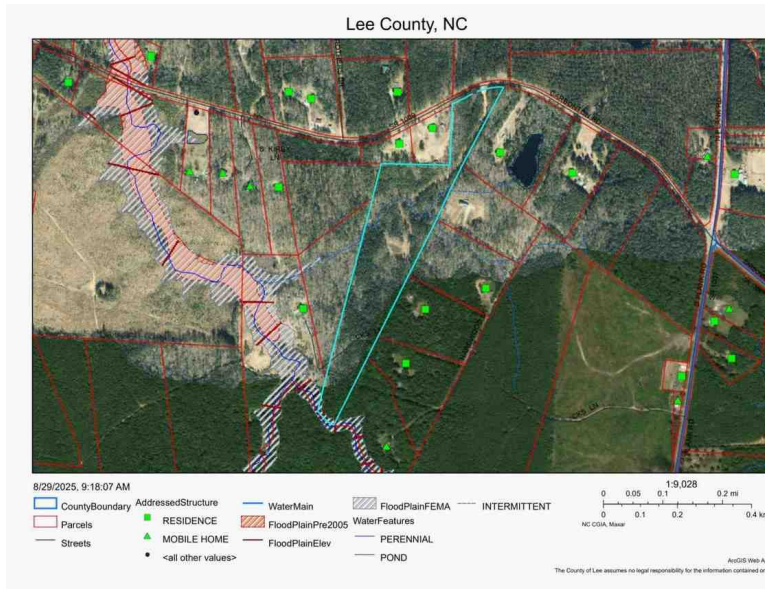


Comparable 3

S Plank Rd
 Prox. to Subj. 7.77 miles S
 Sales Price 400,000
 Date of Sale 03/08/2024
 Site Area 67.13
 Location Similar Appeal
 Topography Similar
 Access Asphalt-Public
 Utilities/Structures Electricity
 Buildability Inferior-Power Line
 Other Inferior
 GIS Aerial Photo

Comparable Land Photo Page

Borrower	Beverly Pascal			
Property Address	S Plank Rd			
City	Sanford	County Lee	State NC	Zip Code 27330
Lender/Client	Beverly Pascal			



Comparable 4

5943 Caribnton Rd
 Prox. to Subject 1.03 miles NW
 Sale Price 382,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Similar Appeal
 View
 Site 30.03
 Quality
 Age
 GIS Aerial Photo

Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age