

FOR REGISTRATION REGISTER OF DEEDS  
Judy D. Martin  
Moore County, NC  
October 01, 2013 08:41:06 AM  
Book 4275 Page 71-73  
FEE: \$26.00  
INSTRUMENT # 2013015746

J/M



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Drafted by:  
Thomas H. Johnson, Jr.  
Nexsen Pruet, PLLC  
4141 Parklake Avenue, Suite 200  
Raleigh, NC 27612

Brief Description for Index  
134.53 acres, Little River Township  
No Title Exam

Stamps: \$0.00

STATE OF NORTH CAROLINA )  
 ) GENERAL WARRANTY DEED  
COUNTY OF MOORE )

THIS GENERAL WARRANTY DEED, made this the 21<sup>st</sup> day of August, 2013, by and between FOREST CREEK HOLDING COMPANY, LLC, a North Carolina limited liability company (hereinafter referred to as "Grantor") and SANDHILLS AREA LAND TRUST, INC., P O Box 1032 Southern Pines, NC 28388 (hereinafter referred to as "Grantee").

mail

W I T N E S S E T H :

The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, and subject to the matters set out below, grants, bargains, sells, and conveys unto the Grantee in fee simple, all that certain lot or parcel of land situated in Little River Township, Moore County, North Carolina, described as follows:

Containing 134.53 acres, more or less, and being the identical lands described on plat entitled Survey of J. C. Muse Estate by Robert J. Bracken, RLS, dated April 30, 1985, and recorded in Plat Cabinet 3, Slide 274, Moore County Registry.

(NOTE: The above-referenced plat calls for 140.91 acres but recalculation by the surveyor 2-7-95 reduced the total acres to 134.53 acres.)

Grantor also transfers by this conveyance all right, title and interest possessed by Grantor in that deed of easement (non-exclusive) dated December 31, 1984 and recorded in Book 528, page 130, Moore County Registry.

This conveyance is made subject to enforceable reservations, easements, restrictions and covenants of record, matters shown on the above plat, ad valorem taxes for the current year, and unviolated zoning or other municipal ordinances.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1770, page 365; Book 1770, page 367; and 1772, page 145, Moore County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said 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 a fee simple title to the same, 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 as set out herein.

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, Forest Creek Development Corporation, the Operating Manager of Grantor, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

FOREST CREEK HOLDING COMPANY, LLC (SEAL)

By: FOREST CREEK DEVELOPMENT CORPORATION  
Operating Manager

By: *N. Barton Tuck, Jr.*  
President

STATE OF South CAROLINA

COUNTY OF Pickens

This 27<sup>th</sup> day of August, 2013, personally came before me, Melinda Andrews, a Notary Public for said County and State, N. Barton Tuck, Jr., who, being by me duly sworn, says that he is President of Forest Creek Development Corporation, a South Carolina corporation, Operating Manager of Forest Creek Holding Company, LLC, a North Carolina Limited Liability Company, and being authorized to do so, executed the foregoing on behalf of the corporation.

*Melinda L. Andrews*  
Notary Public

My commission expires: My Commission Expires  
December 31, 2014

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