

Yes No NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
If yes, please describe: _____

[] [X] []

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....
2. Copy of deed(s) for property.....
3. Government administered programs or allotments.....
4. Rollback or other tax deferral recaptures upon sale.....
5. Litigation or estate proceeding affecting ownership or boundaries.....
6. Notices from governmental or quasi-governmental authorities related to the property..
7. Private use restrictions or conditions, protective covenants, or HOA.....
If yes, please describe: _____

[] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]

8. Recent work by persons entitled to file lien claims.....
If yes, have all such persons been paid in full
If not paid in full, provide lien agent name and project number: _____

[] [X] []
[X] [X] []

9. Jurisdictional government land use authority:
County: Montgomery City: NR

10. Current zoning: NR

11. Fees or leases for use of any system or item on property
12. Location within a government designated disaster evacuation zone (e.g.,
hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
13. Access (legal and physical) other than by direct frontage on a public road
Access via easement.....
Access via private road
If yes, is there a private road maintenance agreement? [] yes [] no

[X] [] []
[] [X] []
[] [X] []
[X] [X] []
[X] [X] []
[X] [X] []

14. Solar panel(s), windmill(s), cell tower(s).....
If yes, please describe: _____

[] [X] []

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....
2. Approximate acreage: 173.23
3. Wooded Acreage NR; Cleared Acreage NR
4. Encroachments.....
5. Public or private use paths or roadways rights of way/easement(s).....
Financial or maintenance obligations related to same
6. Communication, power, or other utility rights of way/easements
7. Railroad or other transportation rights of way/easements.....
8. Conservation easement
9. Property Setbacks.....
If yes, describe: _____

[] [] [X]
[] [] []
[X] [X] []
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]
[X] [] [X]

10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
11. Septic Easements and Repair Fields
12. Any Proposed Easements Affecting Property.....
13. Beach Access Easement, Boat Access Easement, Docking Permitted.....
If yes, please describe: _____

[] [X] [X]
[X] [X] []
[X] [X] []
[X] [X] []

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral) Yes No NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)..... Yes No NR
If yes, describe in detail: See attached.
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) Yes No NR
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant Yes No NR
- 5. Presence of vegetative disease or insect infestation..... Yes No NR
- 6. Timber cruises or other timber related reports..... Yes No NR
- 7. Timber harvest within past 25 years Yes No NR
If yes, monitored by Registered Forester? Yes No NR
If replanted, what species: _____ Yes No NR
Years planted: _____ Yes No NR
- 8. Harvest impact (other than timber) Yes No NR
If yes, describe in detail: _____

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)..... Yes No NR
- 2. Underground or above ground storage tanks Yes No NR
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind..... Yes No NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use)..... Yes No NR
- 5. Federal or State listed or protected species present..... Yes No NR
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property Yes No NR
- 7. Groundwater, surface water, or well water contamination Current Previous ... Yes No NR
- 8. Previous commercial or industrial uses..... Yes No NR
- 9. Wetlands, streams, or other water features Yes No NR
Permits or certifications related to Wetlands Yes No NR
Conservation/stream restoration..... Yes No NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No NR
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material Yes No NR
If yes, describe in detail: _____
 - ii. Other fuel/chemical..... Yes No NR
 - iii. Paint Lead based paint Other paint/solvents Yes No NR
 - iv. Agricultural chemical storage Yes No NR

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): _____
- Cable (describe): _____

- High Speed Internet (describe): _____
- Fiber Optic (describe): _____
- Telephone (describe): _____
- Private well (describe): _____
- Shared private well or community well (describe): _____
- Hauled water (describe): _____
- Other (describe): _____

Explanation Sheet for Vacant Land Disclosure Statement	
Instructions: Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.	
B/2	A deed is attached.
B/11	Please see D/2.
C/5	NC Highway 731 ran through the property before that highway was straightened. Upon information and belief, the NC Dept. of Transportation abandoned that right-of-way within the property more than fifteen (15) years ago.
C/6	A "Right-of-Way Easement" was granted to Pee Dee Electric Membership Corporation. The document was filed on 08/28/2008 in the Montgomery County Register of Deeds. A copy is attached.
C/7	Please see C/5.
D/2	There is a hunting lease, which is set to expire on June 30, 2026.
Attach additional sheets as necessary	

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: _____ Date: _____

Seller: _____ Date: _____

Estate of Edwin Ledbetter Harris, III

Buyer: _____ Date: _____

Seller: _____ Date: _____

Deborah Harris Cowley, Executor

Entity Buyer: _____

Entity Seller: _____

Estate of Edwin Ledbetter Harris, III

(Name of LLC/Corporation/Partnership/Trust/Etc.)

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

By: Deborah Harris Cowley, Executor

Name: _____

Name: **Deborah Harris Cowley**

Title: _____

Title: **Executor**

Date: _____

Date: May 7, 2026

7-2-93
2:10PM

No Rev.

#8.00 pd-

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to

This instrument was prepared by Ronnie M. Mitchell

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ...18th. day of June, 1993, by and between

GRANTOR

Jorge Cowley and wife,
Deborah H. Cowley

GRANTEE

✓
Edwin L. Harris, III, single
601 Brisbane Court
Fayetteville NC 28314

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Rocky Creek, Township,

..... Montgomery County, North Carolina and more particularly described as follows:
BEGINNING at a spike in the center line of New N.C. 731, and also being located North 58 deg 17' East 384.5 feet from the Northeast corner of the main church building of Sardis United Methodist Church; thence with New N.C. 731 North 76 deg 18' East 772.9 feet to a spike in the center line; thence continuing with N.C. 731 the following courses and distances: North 73 deg 32' East 147.0 feet; North 67 deg 49' East 134.1 feet; North 62 deg 10' East 147.7 feet; North 56 deg 13' East 143.7 feet; North 50 deg 00' East 181.3 feet; North 48 deg 36' East 858.1 feet; North 52 deg 17' East 89.5 feet; North 57 deg 59' East 129.2 feet to a spike in the center line of New N.C. 731, a corner with Streiby Powell Estate; thence with Powell's line South 31 deg 44' East 638.2 feet to a stake; thence continuing with Powell's line South 49 deg 16' West 1,385.0 feet to a stake; thence continuing with Powell's line South 15 deg 46' West 2,269.7 feet to a stake; thence North 87 deg 14' West 1,917.6 feet to an old Cedar Stake, a corner with L.M. Robinson, Sr. estate; thence with Robinson's line North 47 deg 14' West 1,373.4 feet to an old rock pile, a common corner with said Robinson and Federal Paper Board; thence with Federal Paper Board's line North 10 deg 07' East approximately 503.2 feet to a point on the center line of New N.C. 731; thence along the center line of New 731 in a northeasterly direction approximately 2,100.0 feet to a spike in the center line of New N.C. 731, the point and place of beginning, containing 169.5 acres, more or less, and being all of the portion south of New N.C. 731 of lot #4 shown on survey by Douglas M. Chappell, R.L.S., Job No. 1-1357 and designated as map of E.L. Harris Estate-Harrisville Tract, SAVE AND EXCEPT THAT certain amount of land previously deeded to Sardis United Methodist Church.
NO TITLE EXAMINATION DONE

117264

Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

SW

BOOK 623 PAGE 918(2) 313870



✓
Mail to:
Pee Dee EMC
P.O. Box 129
Rockingham NC
28380

\$17.00pd

RIGHT-OF-WAY EASEMENT

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Edwin L. Harris, III grantor, in consideration of the sum of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the PEE DEE ELECTRIC MEMBERSHIP CORPORATION, whose post office address is P.O. Box 859, Wadesboro, NC 28170, and its successors and assigns the right to enter upon the lands of the undersigned, situated in the County of Montgomery, State of North Carolina, and more particularly described as follows, to wit:

A tract of land containing approximately 173 acres, located in Rocky Springs township, and about 8 miles from the town of Candor and bounded by the lands of

- N: Jim Reid
- S: Roger D. Reynolds
- E: Catherine and Agnes Thornburg
- W: David C. Henderson

and to place, erect, construct, reconstruct, relocate, rebuild, maintain, operate, replace, improve, alter, and upgrade thereon one or more lines, either overhead or underground or both, for the transmission or distribution of electric energy, and for communication purposes, consisting of towers, poles, foundations, anchors and necessary fixtures and wires and cables attached thereto, and all structures and appliances necessary or convenient in connection therewith as well as the right to install, maintain and use anchors and guy wires on land adjacent to the right-of-way herein granted that includes streets, roads or highways abutting said lands and to cut, trim or bulldoze trees and shrubbery to a width of fifteen (15) feet to either side of the center of the right-of-way, and to cut down from time to time all dead, weak, or leaning trees that are deemed by the grantee to be dangerous to the operation of the system or tall enough to strike the wires and conductors when falling.

TO HAVE AND TO HOLD the aforesaid right, privilege and easement unto the above named corporation, and its successor and assigns, forever.

In granting this easement it is understood that the locations of the poles will be such as to form the least possible interference with farm operations, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above-described lands in fee simple.

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the 11 day of October, 2007

Pole #: 170-61, 170-63, 170-70, 170-73, 170-74

[Signature] (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

Witness: Sharon A. Cowley

STATE OF North Carolina

COUNTY OF Union

I, Lori K George, a Notary Public of the County and State aforesaid, do hereby certify that Edwin L. Harris III personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 11 day of Oct, 2009.



My Commission Expires: 2/13, 2010.

Lori K George
NOTARY PUBLIC

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public for said County and State, certify that _____ Personally appeared before me this day, and being duly sworn, stated that in his presence _____ signed the foregoing instrument. Witness my hand and official seal, this the _____ day of _____, 20____.

(Official Seal)

NOTARY PUBLIC

My Commission Expires: _____, 20____.

STATE OF _____

COUNTY OF _____

The foregoing certificate of _____, a Notary Public of the State and County designated is certified to be correct. This _____ day of _____, 20____.

REGISTER OF DEEDS

Filed for registration on the _____ day of _____, 20____ at _____ o'clock _____ M, and registered and verified on the _____ day of _____, 20____ in Book No. _____ at Page _____.

REGISTER OF DEEDS, _____ COUNTY