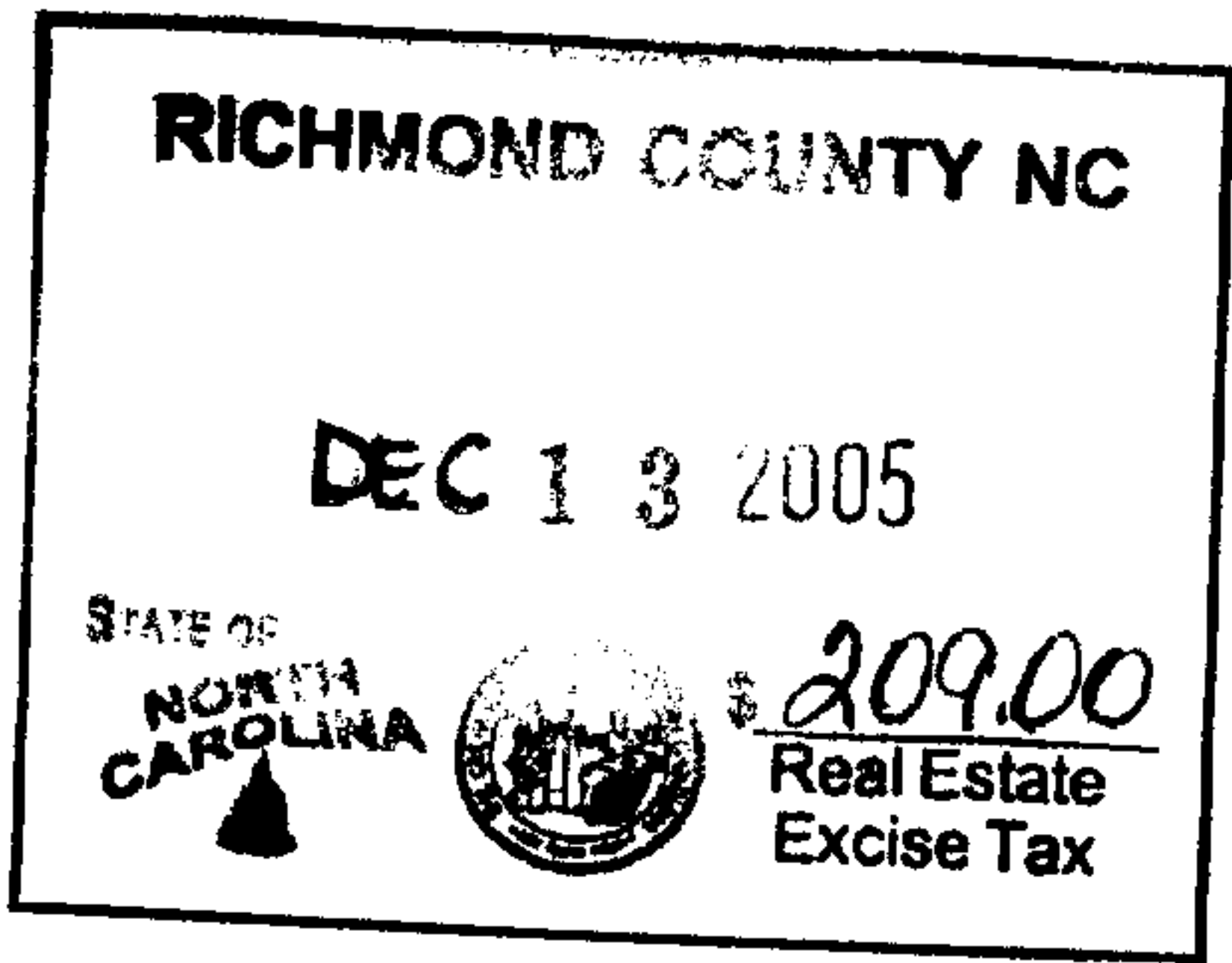




2005 DEC 13 04:24:50 PM

PATSY T. MCDONALD
REGISTER OF DEEDS
RICHMOND CO., NC

\$209.00

Aunda W. Briggs, Deputy

Recording Time, Book and Page

Tax Lot No. Richmond County GIS/PLANNING Parcel Identifier No. 743900318741
Verified by P.O. Box 504 County on the day of , 2005
by Rockingham, N.C. 28380 *WJB*

Mail after recording to: JOHN HORNE
P.O. Box 587
LAURINBURG, N.C. 28353

Brief Description for the index

A portion of Richmond County, Tract CDW-041200

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 8th day of December, 2005, by and between:

GRANTOR

Bowater Timber 1, LLC
3 South Royal Street, Suite 300
Mobile, Alabama 36602

GRANTEE

Lee Howell, Inc.
1104 N. Main Street
Laurinburg, NC 28352-2714

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Richmond County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Current year's ad valorem taxes prorated as of closing and rollback taxes, if any.
2. All matters of record, restrictions, reservations of mineral rights, zoning laws, ordinances, regulations, and other matters affecting the property.
3. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
4. Rights of the public to use for vehicular and pedestrian access that portion of the property conveyed herein within the boundaries of any public road or highway.
5. Right of Way and Roadway Easement Agreement dated November 28, 2001 and recorded in Book 1144, Page 365 in the Register of Deeds, Richmond County, North Carolina.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

BOWATER TIMBER 1, LLC
By: IPC Industries, Inc., its Manager

By: Kathy Sherman
Name: Kathy P. Sherman
Title: Vice President

ALABAMA)
MOBILE COUNTY)

I, Sylvia T. Langel a Notary Public of Mobile County, Alabama, certify that Kathy P. Sherman personally appeared before me this day and acknowledged that (s)he is the vice president of IPC INDUSTRIES, INC. the Manager of BOWATER TIMBER 1, LLC, a Delaware limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Member, under seal.

WITNESS my hand and Notarial Seal or Stamp, this the 8th day of December, 2005.

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 11, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

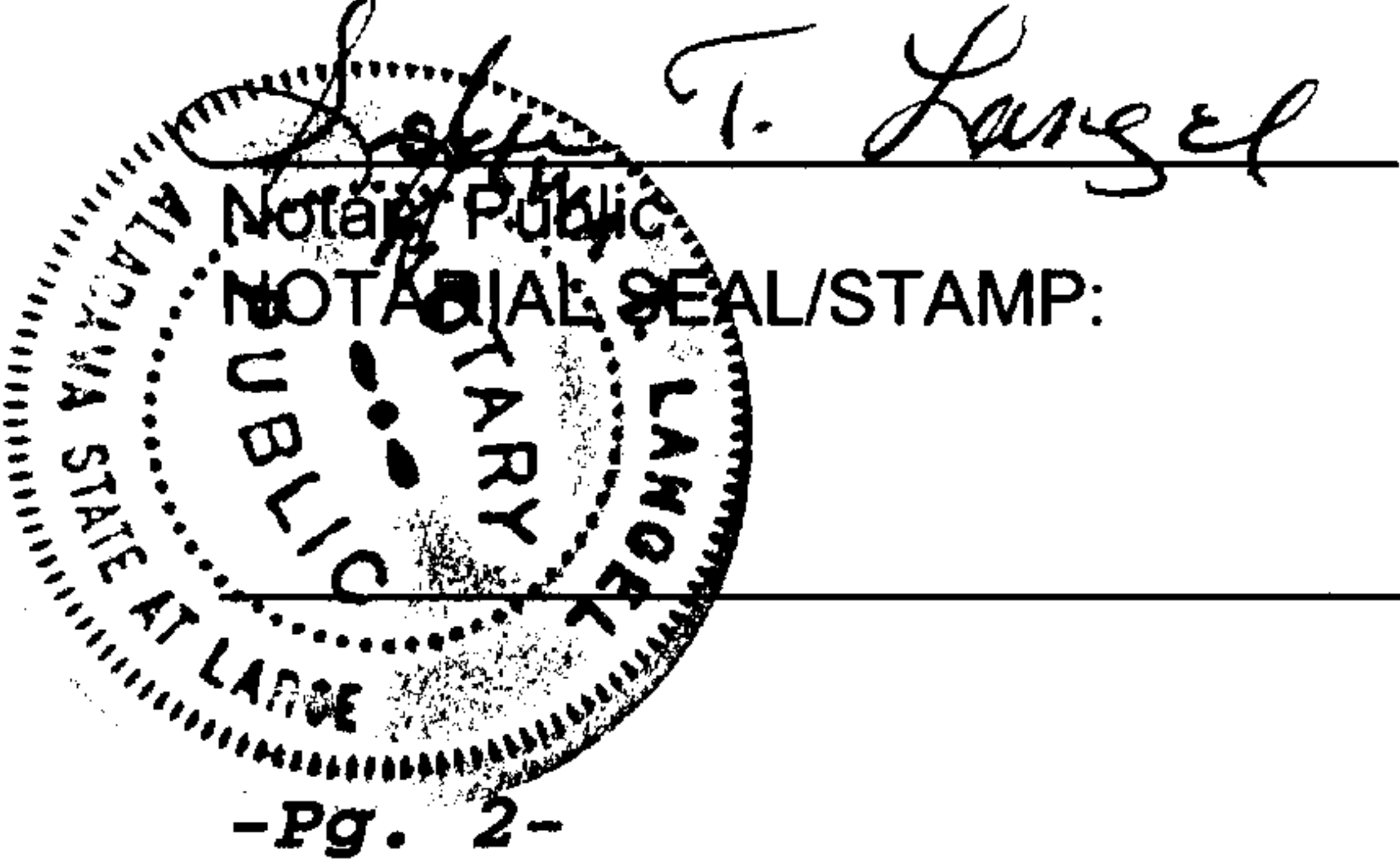


EXHIBIT A

**TRACT: CDW-041200
RICHMOND COUNTY, NORTH CAROLINA**

ALL that certain tract, or parcel of land situated in Steeles Township, Richmond County, North Carolina, being more fully described as follows:

BEGINNING at an iron stake in the northern line of the Frutchey Property, said stake lying South 87 degrees 30 minutes East 590 feet, more or less, from an iron stake in the center of N.C. Hwy. 1148 leading from Ellerbe, North Carolina, to Mangum, North Carolina, and running thence North 34 degrees 15 minutes East 811 feet to an iron stake; thence North 13 degrees 19 minutes West 256 feet to an iron stake; thence North 32 degrees 34 minutes West 239 feet to an iron stake; thence North 70 degrees 25 minutes West 249.5 feet to an iron stake; thence North 02 degrees 55 minutes West 1825 feet to an iron stake in the run of Morgan Branch; thence with the run of Morgan Branch in a generally easterly direction about 5887 feet to an iron stake; thence North 03 degrees 01 minute East 172 feet to an iron stake; thence South 55 degrees 23 minutes East 319.5 feet to an iron stake; thence South 26 degrees 30 minutes East 184.8 feet to an iron stake; thence South 23 degrees 23 minutes East 428.6 feet to an iron stake; thence South 46 degrees 15 minutes East 480 feet to an iron stake; thence South 23 degrees 33 minutes East 539 feet to an iron stake; thence South 46 degrees 21 minutes West 653.5 feet to an iron stake; thence South 89 degrees 31 minutes West 704 feet to an iron stake; thence South 27 degrees 56 minutes West 481.8 feet to an iron stake; thence with a painted red line South 36 degrees 15 minutes West 530 feet, more or less, to a corner; thence North 87 degrees 30 minutes West 3948.5 feet to the beginning, containing 305 acres, more or less.

TOGETHER WITH

- (1) a right of way for ingress and egress purposes being 20 feet in width lying along and on the South side of the following described line: BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 50 feet from the northwest corner of said land; running thence South 71 degrees 15 minutes West 89 feet and South 45 degrees 15 minutes West 279 feet to South Carolina Highway No. 1148.
- (2) a right of way for ingress and egress purposes being 20 feet in width lying along and on the North side of the following described line: BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 1272 feet from the northwest corner of said land; running thence South 68 degrees 07 minutes West 83 feet, North 85 degrees 04 minutes West 75 feet, and South 68 degrees 18 minutes West 166 feet to South Carolina Highway No. 1148.

- (3) a right of way for ingress and egress purposes being 20 feet in width lying along and on the South side of the following described line:

BEGINNING at a point on the west line of the above described lands located South 02 degrees 55 minutes East 1658.5 feet from the northwest corner of said lands; running thence South 38 degrees 19 minutes West 100 feet, and South 88 degrees 10 minutes West 325 feet to N.C. Hwy. 1148.

LESS AND EXCEPT, that portion of the above described property previously conveyed to Grassy Island Ventures, LLC by Special Warranty Deed dated June 24, 2003 and recorded in Book 1220, Page 146 in the Office of the Register of Deeds, Richmond County, North Carolina; said property containing 102.407 acres, more or less, and contains such shapes, metes, bounds, courses and distances as will more fully appear by reference to that certain plat prepared by McNeill Surveying and Land Planning, PLLC dated May 29, 2003 and recorded in Plat Book 711, Page J in the Office of the Register of Deeds Richmond County, North Carolina.

Being the same property as conveyed to Bowater Timber 1, LLC from Bowater Incorporated by Deed dated November 28, 2001, and recorded in Book 1144, Page 351 in Richmond County, North Carolina.