

MAP	S/M	PAR	S/P	U/M	L/M	C/C	PART	INT
048		006						3

Rowan County Assessor's Office

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number 048 006
 This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Parnell sj 5-5-10 3:00
 Rowan Co. Tax Collections Manager Clerk Date/Time

Doc ID: 010896330006 Type: CRP
 Kind: DEED
 Recorded: 05/05/2010 at 03:09:00 PM
 Fee Amt: \$34.00 Page 1 of 6
 Revenue Tax: \$0.00
 Rowan, NC
 J.E.Brindle Register of Deeds
 BK 1161 PG 202

6/34.00
 NB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$-0-

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 048 006
 Verified by _____ County on the _____ day of _____
 by _____

Mail after recording to 2250 Godbey Rd., Salisbury, NC 28147

This instrument was prepared by M B BLANKENSHIP, JR ESQ, STATE BAR NO 6037

Brief description for the Index 195.84AC

THIS DEED made this 19th day of April, 2010, by and between

GRANTOR

HIGH ROCK PROPERTIES, LLC
 2555 N US 29 Hwy
 Salisbury, NC 28144

GRANTEE

Z & M MANAGEMENT GROUP, LLC
 PO Box 1235
 China Grove, NC 28023

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 Spencer, Salisbury Township,
 Rowan County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY DESCRIBED IN ATTACHED EXHIBIT "A"

LESS AND EXCEPTING THE FOLLOWING TWO PREVIOUSLY CONVEYED TRACTS:

1. THAT CERTAIN 40.57 ACRES REFERRED TO AS TRACT 2 IN THE TRUSTEE'S DEED TO HIGH ROCK PROPERTIES, LLC, AND CONVEYED TO TRAVERSURA LLC ON MAY 10, 2006 (PID 049-001) AND RECORDED IN

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BOOK 1065 AT PAGE 239.

2. THAT 2.807 ACRES CONVEYED TO RODNEY L. WHEDBEE ET UX DATED MAY 27, 2005 AND RECORDED IN BOOK 1037 AT PAGE 396 AND IDENTIFIED AS MAP 048 PARCEL 093.

JRM

The property hereinabove described was acquired by Grantor by instrument recorded in Book 969
Page 178

A map showing the above described property is recorded in Plat Book _____ page _____.

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

RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

VALID MORTGAGES AND/OR JUDGMENTS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

HIGH ROCK PROPERTIES, LLC _____ (SEAL)

(Corporate Name)

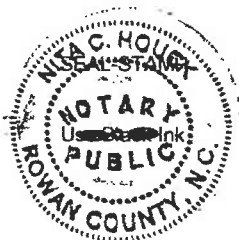
By J. Frank McGuire J. Frank McGuire _____ (SEAL)

MEMBER President

ATTEST: _____ (SEAL)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA, ROWAN County.

I, a Notary Public of the County and State aforesaid, certify that J. Frank McGuire

MEMBER OF HIGH ROCK PROPERTIES, LLC _____ Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of May 2010.

My commission expires: March 15, 2015 Nita C. Houch Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.

Use Black Ink I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ she is _____ Secretary of

_____ a North Carolina corporation, and that by authority

duly given and as the act of the corporation, the foregoing instrument was signed in its name by

_____ President, sealed with its corporate seal and attested by

as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____

My commission expires: _____ Notary Public

JFM

EXHIBIT A

Legal Description
Tract 1

All that tract or parcel of land, lying and being in the City of Spencer, Salisbury Township, Rowan County, North Carolina containing 204.00 acres, more or less, and being more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N 718,945.20 and E 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence, N 58-37-19 W a distance of 1638.84 feet to a point marked by a 1/2 inch rebar on the northwest right of way line of U.S. Hwy. 29 which is the POINT OF BEGINNING; thence, N 47-15-25 W a distance of 261.27 feet to a point marked by a 1/2 inch rebar; thence, S 36-28-07 W a distance of 107.37 feet to a point marked by a 1/2 inch rebar; thence, N 43-57-46 W a distance of 45.28 feet to a point marked by a 1/2 inch rebar; thence, S 46-54-30 W a distance of 243.39 feet to a point marked by a 2 1/2 inch galvanized iron pipe (g.i.p.) on the east right of way line of Peace Street; thence, along the east right of way line of Peace Street N 34-46-35 W a distance of 171.48 feet to a point marked by a 1/2 inch rebar which is the intersection of the east right of way line of Peace Street and the north right of way line of Zeb Street; thence, along the north right of way line of Zeb Street S 76-35-48 W a distance of 150.30 feet to a point; thence, N 11-44-20 W a distance of 155.16 feet to a point marked by a 2 1/2 inch g.i.p.; thence S 76-40-45 W a distance of 949.43 feet to a point marked by a 1/2 inch rebar; thence, N 36-57-14 E a distance of 799.67 feet to a point marked by a 2 1/2 inch g.i.p.; thence, N 47-15-40 E a distance of 712.77 feet to a point marked by a 2 1/2 inch g.i.p.; thence, N 30-44-12 E a distance of 246.07 feet to a point marked by a 1/2 inch rod; thence, N 60-48-30 E a distance of 353.02 feet to a point marked by a 2 1/2 inch g.i.p.; thence, N 77-37-07 E a distance of 242.82 feet to a point marked by a railroad iron; thence, N 01-20-39 E a distance of 105.47 feet to a point marked by a 1/2 inch rebar set; thence, N 86-12-15 E a distance of 245.87 feet to a point marked by a 1/2 inch rebar; thence N 81-50-38 E a distance of 97.98 feet to a point marked by a 2 1/2 inch g.i.p.; thence, S 74-54-29 E a distance of 198.88 feet to a point marked by a 1/2 inch rebar; thence, S 54-47-33 E a distance of 495.59 feet to a point marked by a 1 1/2 inch pipe; thence, S 14-23-18 E a distance of 326.22 feet to a point marked by a 2 1/2 inch g.i.p.; thence, S 06-01-09 E a distance of 337.21 feet to a point marked by a PK nail in the north bound lane of U.S. Hwy. 29; thence S 16-04-51 W a distance of 262.71 feet to a point marked by a 1/2 inch rebar set; thence, S 50-19-37 W through a 2 1/2 inch g.i.p. at a distance of 111.10 feet, a total distance of 115.31 feet to a point; thence S 44-54-09 E a distance of 278.29 feet to a point marked by a 1/2 inch rebar set; thence S 13-36-09 E a distance of 247.00 feet to a point marked by a 1/2 inch rebar set; thence S 00-16-51 W a distance of 443.00 feet to a point marked by a 1/2 inch rebar set; thence along the meandering contour line elevation 655 a distance of 2000 feet, more or less, to a point on the west right of way line of Interstate 85, said point being S 44-08-56 E a distance of 314.30 feet from the previously described point; thence along a curve to the left in the west right of way line of Interstate 85, a chord bearing of S 25-24-09 W, a chord distance of 162.40 feet, a radius of 3167.5 feet and having an arc length of 162.42 feet to a point, thence along a curve to the left in the west right of way line of Interstate 85 a chord bearing of S 20-31-09 W, a chord distance of 377.30 feet, a radius of 3167.5 feet and having an arc length of 377.52 feet to a point; thence, along the west

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Book 969. Page 178. File Number

right of way line of Interstate 85 S 16-43-27 W, through a 2 1/2 inch g.i.p. at a distance of 1186.71 feet, a total distance of 2617.86 feet to a point marked by a 1/2 inch rebar set on the west right of way line of Interstate 85, said point also being N 29-14-17 W a distance of 54.30 feet from 2 inch pipe within the right of way of Interstate 85; thence N 29-14-17 W a distance of 526.83 feet to a point marked by a 2 1/2 inch g.i.p.; thence N 59-12-52 W through a point marked by a 1/2 inch rebar set on the east right of way line of the Southern Railroad right of way at a distance of 1936.26 feet, a total distance of 1993.13 feet to a point marked by a stone; thence N 32-09-28 E a distance of 2182.57 feet to a point; thence N 45-10-35 E a distance of 463.00 feet to a point; thence N 52-10-25 W a distance of 15.30 feet to a point; thence N 42-42-35 E a distance of 100.36 feet to a point marked by a 1/2 inch rebar found which is the POINT OF BEGINNING. Containing 204.00 acres as shown on a survey prepared by Donaldson Garrett & Associates dated December 18, 1997, last revised January 21, 1998, Drawing Number NC002-98-E, reference to which survey is hereby made for a more particular description of the property.

Less and except the parcel of land containing 0.29 acres, more or less, belonging to .
Yadkin United Methodist Church which is more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N 718, 945.20 and E 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence, N 58-37-19 W a distance of 1638.84 feet to a point marked by a 1/2 inch rebar on the northwest right of way line of U.S. Hwy. 29; thence, N 18-25-02 E a distance of 534.79 feet to a point marked by a 2 1/2 inch g.i.p., said point being the POINT OF BEGINNING for this parcel; thence, N 79-00-52 W a distance of 170.01 feet to a point marked by a 2 1/2 inch g.i.p.; thence, N 10-39-51 E a distance of 75.00 feet to a point; thence, S 79-00-52 E a distance of 170.01 feet to a point; thence, S 10-39-51 W a distance of 75.00 feet to a point, said point being the POINT OF BEGINNING.

AND LESS AND EXCEPT that certain property conveyed to Southern Railway Company as set forth in deed dated January 15, 1917 recorded in Book 144, Page 156 of the public records of Rowan County, North Carolina.

Together with an easement appurtenant to Tract 1 to construct, maintain and operate an underground industrial wastewater outfall line as more particularly described in the easement agreement between Yadkin, Inc. and Fieldcrest Mills, Inc. recorded in Book 568, Page 889, Rowan County Registry, and as depicted on attachment A-1 attached hereto and made a part hereof. (Easement Tract 1)

Together with all rights, privileges, and agreements appurtenant to Tracts 1 and 2 and set forth in the deed recorded in Book 191, Page 563, Rowan County Registry. (Easement Tract 1)

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Tract 2

All that tract or parcel of land, lying and being in the City of Spencer, Salisbury Township, Rowan County, North Carolina containing 40.57 acres, more or less, and being more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N 718,945.20 and E 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence, S 46-58-21 E a distance of 198.60 feet to a point on the east right of way line of Interstate 85, said point being the POINT OF BEGINNING; thence, S 28-46-35 E, passing through a 2 1/2 inch g.i.p. at a distance of 22.06 feet, a total distance of 1311.16 feet to a point marked by a 2 1/2 inch galvanized iron pipe; thence, N 83-48-24 E a distance of 869.31 feet to a point marked by a 2 1/2 inch g.i.p.; thence, S 21-22-40 W a distance of 798.28 feet to a point marked by a stone which is next to a 2 1/2 inch g.i.p.; thence, N 89-07-45 W a distance of 1760.41 feet to point on the east right of way line of Interstate 85, said point being S 89-07-45 E a distance of 14.37 feet from a 2 1/2 inch g.i.p. within the right of way of Interstate 85; thence, along the east right of way line of Interstate 85 N 16-43-27 E a distance of 1520.35 feet to a point; thence, along a curve to the right in the east right of way line of Interstate 85 a chord bearing of N 20-31-09 E, a chord distance of 337.42 feet, a radius of 2907.5 feet and having an arc length of 337.63 feet to a point which is the POINT AND PLACE OF BEGINNING. Containing 40.57 acres as shown on a survey prepared by Donaldson Garrett & Associates dated December 18, 1997, last revised January 21, 1998, Drawing Number NC002-98-E, reference to which survey is hereby made for a more particular description of the property.

Together with all rights, privileges, and agreements appurtenant to Tracts 1 and 2 and set forth in the deed recorded in Book 191, Page 563, Rowan County Registry. (Easement Tract 1)

Together with an access easement from Hedrick Ferry Road (Road #2421) to Tract 2 as set forth in the Deed from Erlanger Enterprises Corp. to Fieldcrest Mills, Inc. recorded in Book 551, Page 207 of the Rowan County Registry and as also set forth in the judgment recorded in Deed Book 437, Page 27, Rowan County Registry. (Easement Tract 2)

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