Exhibit 1

Property 10

Description:

All that certain lot or parcel of land situated in Oakland Township, North Carolina, and more particularly described as follows:

ALL of Lot 1 containing 31.6705 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 21, 2017, and recorded in Plat Slide 2017-448, Chatham County Registry, reference to which is hereby made for a more particular description.

The property being the same property described in the Non-Warranty Deed dated December 28, 2017, and recorded December 29, 2017, at Book 01965, Pages 0452 through 0453.

Commonly known as:

3484 Chatham Church Road, Moncure, North Carolina

County:

Chatham

Parcel ID No(s).:

0074950

Titled to:

Bruce Tilley, as Trustee of MBT Trust

Transfer(s):

TT Farms Trust to Bruce Tilley, as Trustee of MBT Trust, on

December 28, 2017, deed recorded December 29, 2017, at

Book 1965, Pages 452-453.

Nominee notice(s) of lien: August 6, 2018, 18M231 (MBT Trust)

August 6, 2018, 18M232 (TT Farms Trust)

Auction #10

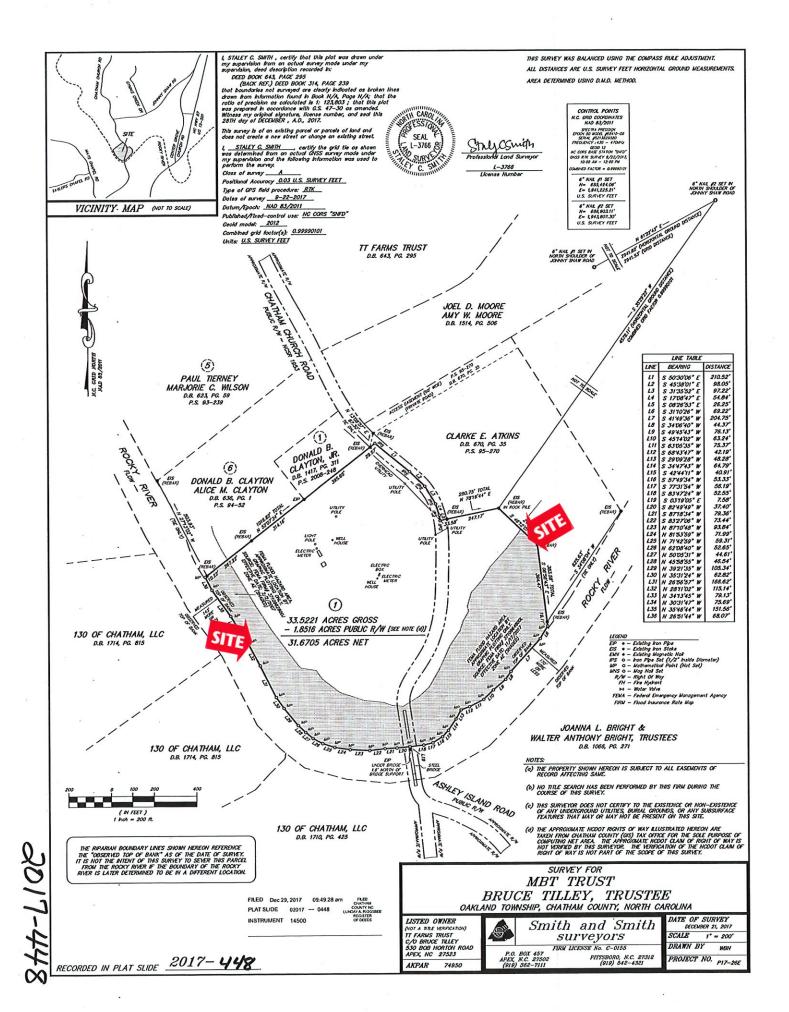
3484 Chatham Church Road, Moncure, NC
33.5221+- Acres Gross on Survey
Fronts Rocky River
Canoe or kayak access
Well
Septic tank
Building sites
Hunting land
Recreation land
Both sides of Chatham Church Road (Gravel)
Frame building
CP&L
Well permit
Septic permit for bedrooms

(miles to us 15 - 501)



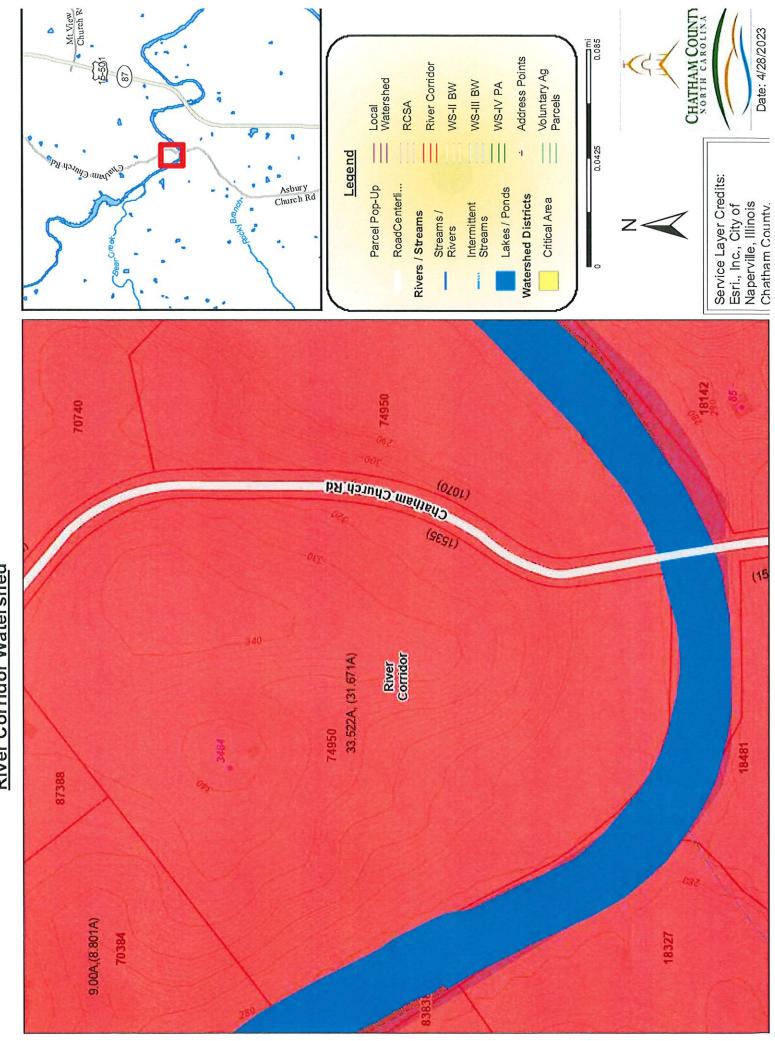
Date: 12/9/2022 Time: 10:03:59 AM 18-5031 (%) Parcel Pop-Up Service Layer Credits: Chatham County, Chatham County GIS Asbury Church Rd Legend Parcels Coldston Rd 15-518524 18088 18479 Johnny Shaw Ko SITE Chatham Church Rd Mays Chapetro

Chatham County Tax Map



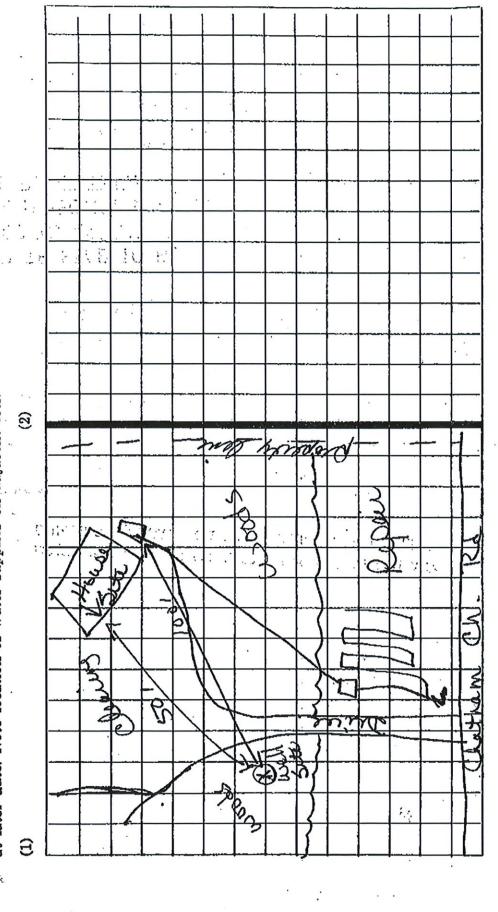
Chatham County Tax Map

River Corridor Watershed



CHATHAM COUNTY HEALTH DEPARTMENT
Water Supply and Sewage Disposal
IMPROVEMENTS PERMIT
No. Jew-216
Date 7-26-94
Owner: James Thomas Long Location: 15/50/ GARRIER B
Location: 15/501 GARDER S Milles &
Johnny Show, 3484 rubite inspibox
Contractor:
Water Supply: Private Public Public
No. Bedrooms Other Dates and
Daily Flow Rate MAINTAIN 100' FROM ALL SEPTIC AREAS, BON FROM ANY MAINTAIN 100' FROM ALL SEPTIC AREAS, BON FROM ANY PROPERTY LINE.
BUILDING FOUNDATION & 10' FROM ANY PROPERTY LINE.
Size of tank: Nitrification line:
Duller to use golvanized select
Water supply and sewage disposal facilities location, installation and protection must
meet state and local regulations.
Septic tank should be pumped out every 3 to 5 years and shall be maintained by owner in such a manner as not to create a public health hazard. Septic tank and nitriowner in such a manner as not to create a public health hazard. Septic tank and nitriowner in such a manner as not to create a public health hazard. Septic tank and nitriowner in such a manner as not to create a public health hazard. Septic tank and nitriowner in such a manner as not to create a public health hazard.
THE HEALTH DEPARTMENT STAFF BEFORE ANY PORTION OF THE
INSTALLATION IS COVERED AND PUT INTO USE.
CONCERTE SLAP TO DE Signed Slamac R. West R.S.
CONCRETE SLAB TO BE Signed Sanitarian POURED TO EXTEND 2'
IN ALL DIRECTIONS & Counter-
SHALL BE 4" THICK. Signed (Owner or his representative)
This permit is subject to revocation if site plans or the intended use change. This
permit for sewage disposal is valid for 5 years.
Date Approved: 6-2-95 By: Sanitarian
(OVER) Location of well and sewage disposal facilities sketched on back.
BRE 1089 growted 8-10-94 gra

NOTE: Make sketch of installation showing lot size and shape, location of house, septic tanks, privies, water supplies, etc. Note special problems existing on lot. Write in measurements in order that installations may be located at later date. Note location of water supplies on adjacent lots.



CHATHAM COUNTY HEALTH DEPARTMENT

WELL PERMIT

DATE ISSUED: 7-26-94 DATE DRILLED: 8-9-94 COUNTY: Chatham
OWNER: J.M. Long ROAD/STREET:
ADDRESS: / 144 / KOCK L PULL PERMIT VOID AFTER ONE YEAR
DRILLING CONTRACTOR: /LSGL IVOINESS
NAME ADDRESS
ADVI. CONCEDICATON
WELL CONSTRUCTION Distance from Nearest Property Line 7/0 Distance from Source of
Pollution / OD /
Total Depth: /60 Ft. Yield: 20 GPM Static Water Level: 25 Ft.
Water Bearing Zones: Depth: Ft. Ft. Ft. Ft.
Casing: Depth: From D to 95 Ft. Diameter: 674 Inches
TYPE: Steel Galvanized Steel
If Steel, does owner approve: Yes NO
Weight: Thickness: 18Y Height Above Ground: 12_Inches
Drive Shoe: Ves: No:
Were Problems Encountered in Setting the Casing? Yes No
If "yes" give reason:
Grout: Type: Neat Sand/Cement: Concrete
Annular Space width inches
Water in Annular Space: Yes No
Method: Pumped Pressure Poured Poured Poured Poured Pressure Poured Poured Pressure Poured Poured Pressure Poured Pour No. 100 Poured Pour No. 100 Pour No.
Materials Used: No. Bags Portland Cement 34 Weight of
1 bag 94 lbs.
If mixture (sand, gravel, cuttings) - Ratio:to
ID Plates: Yes No Chlorination: Yes No No
4 x 4 slab YesNo
DRILLING LOG
Depth Department Person Department
From to Formation Description
60 90 Busion Slate
40 160 Blue Slate.
100 0.000
I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND THAT THIS
WELL WAS CONSTRUCTED IN ACCORDANCE WITH REGULATIONS SET FORTH BY
THE HEALTH DEPARTMENT.
Date Date
Signature of Contractor Date
FOR HEALTH DEPARTMENT USE ONLY
REASON FOR NO INSPECTION:
Jeanne K. West 8-10-94
Samitarian's Signature Date
Sketch well location on reverse side: Use established reference
points.

M	CHATHAM COUNTY HEALTH DEPARTMENT
Ima S Lot	Water Supply and Sewage Disposal
Lot	IMPROVEMENTS PERMIT
1	Tan 315
	No. 700-245
\frac{2}{3}	Date7-26_94
and Block	Owner: James Thomas Long
La E	Location: 15/501 Oppus 3-miles (Ron
' /	State Rd 1953 (Chatham Ch)
ž.	
2	on (K) Past Johany Shawka
Lon	Contractor:
	Water Supply: Private Public Public
	No. Bedrooms Other
	Daily Flow Rate 240 Application Rate 275
chnopo	
to parable	depth (max 24")
mainta	
	1000 which Nitrification line: 300' x3'
Size of tank:	
Kun	3" 3ch do the from tonk to
12-130	x (2 cleanouts at 501 × 100")
Water supply a	nd sewage disposal facilities location, installation and protection must local regulations.
Cantia tank chi	ould be numbed out every 3 to 5 years and shall be maintained by
owner in such	a manner as not to create a public health hazard. Septic tank and nitri-
fication line N	MUST BE INSPECTED AND APPROVED BY A MEMBER OF H DEPARTMENT STAFF BEFORE ANY PORTION OF THE
	ON IS COVERED AND PUT INTO USE.
	Signed Seam NE K. West R.S.
	Sanitarian
	•
	Counter-
	signed (Owner or his representative)
permit for sew	subject to revocation if site plans or the intended use change. This age disposal is valid for 5 years.
	Certificate of Completion
	2 /5/QUE - /1.1.
Date Approved	Sanitarian By:
	(OVER)
Loc	ation of well and sewage disposal facilities sketched on back.
B&E 10/89	
BAE 1089	

NOTE: Make sketch of installation showing lot size and shape, location of house, septic tanks, privies, water supplies, etc. Note special problems existing on lot. Write in measurements in order that installations may be located at later date. Note location of water supplies on adjacent lots.

7.2-74 ST CTN DCCPABONES IN FANTUS 8216 to 3 810 2,0 97119 1 57 **∂** 10 W Lapan 0 1008 Chart Haurs 30,300 P.P.M Θ



Private Well & Wasterwater Disposal Setback Compliance Approval CHATHAM COUNTY PUBLIC HEALTH DEPARTMENT DIVISION OF ENVIRONMENTAL HEALTH 80 EAST ST, P.O. BOX 130 • PITTSBORO, NC 27312-0130 PHONE 919-542-8208 • FAX 919-542-8288

www.chathamnc.org/environmentalhealth

Approval Valid for 6 Months From Date of Issuance

29	Owner: TT Farms Trust, Bruce Tilley Trustee
NC 27559	Mailing Address: 530 Bob Horton Rd. Apex, NC 27523
ure, N	Physical Address of Property: 3484 Chatham Church Rd. Moncure, NC 27559
3484 Chatham Ch. Rd. Moncure, 911 Address	Parcel Number: 74950 Water Supply: Private Public Community
911 Ad	Wastewater System Type: It Conventional
ham	Number of Bedrooms: 2 max or Business Type: Number of Occupants: 4 max
Chat	*Approval is for: Proposed Barn 12' x 24' with kitchen sink & full bathroom
3484	

	Sketched Site Plan: proposed Barn
74950 Parcel Number	Sketched Site Plan: proposed Barn with sink + Fall Dath Existing septic Tank No plumbing Drain Field
	WELL &
Name/Subdivision Name	To Chatham Ch. Rd.
	*The approval does not constitute compliance with any planning or zoning setback distances or land use requirements of the planning jurisdiction in which the property is located. The Environmental Health Division recommends the property owners have their wells sampled for bacteria once a year. It is recommended to clean the septic tank effluent filter every year and pump the tank routinely (every 3-5 years with average use) to ensure proper operation and prolong the life of the system.
	11 0 1 2 T 05110 Pate: 12 - 7-12

Registered Environmental Health Specialist

BK 1965 PG 0452

FILED CHATHAM COUNTY NO LUNDAY A. RIGGSBEE REGISTER OF DEEDS FILED Dec 29, 2017 AT 01:23:54 pm BOOK 01965 START PAGE 0452 0453 **END PAGE** 14526 **INSTRUMENT#** (None) **EXCISE TAX**

Excise Tax: \$0.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Attorney at Law, Pittsboro, NC

All or a portion of the property herein conveyed ______ includes or ____ X ____ does not include the primary residence of a Grantor (NCGS §105-317.2)

NORTH CAROLINA NON-WARRANTY DEED

WITNESSETH

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 Oakland Township, County, North Carolina and more particularly described as follows:

- I. ALL of Lot 1 containing 51.2093 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 12, 2017, and recorded in Plat Slide 2017-445, Chatham County Registry, reference to which is hereby made for a more particular description.
- II. ALL of Lot 1 containing 15.9435 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 16, 2017, and recorded in Plat Slide 2017- Chatham County Registry, reference to which is hereby made for a more particular description.
- III. ALL of Lot 1 containing 9.4104 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 18, 2017, and recorded in Plat Slide 2017-447, Chatham County Registry, reference to which is hereby made for a more particular description.
- IV. ALL of Lot 1 containing 31.6705 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 21, 2017, and recorded in Plat Slide 2017-Chatham County Registry, reference to which is hereby made for a more particular description.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 643, Page 295 of the Chatham County Registry.

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

BRUCE TILLEY, as Executive Trustee

of TT Farms Trust

BK 1965 PG 0453

STATE OF NORTH CAROLINA COUNTY OF Waxe	
I, a Notary Public of Waxe County and the State of TT Farms Trust, Grantor personally appeared before moinstrument.	aforesaid, certify that BRUCE TILLEY, as Executive Trustee e this day and acknowledged the execution of the foregoing
Witness my hand and official stamp or seal, this $27^{\frac{1}{12}}$	day of December 2017.
My Commission Expires: <u>03/24////</u>	Printed Name: 5. Yasid Eiche NOTARY PUBLIC
	annum David

Chatham County Property Record Card

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3/29/22 8:15:33 CHNICK Y BRUCE TRUSTEE		FIN AREA	# NOH	COMPONENT TYPE/CODE/DESC	STORAGE		PARCEL VALU	PB-94/52 LOTS: 7,8 PB 2017/448 LOT 1 33.522-1.852 R/W 31.671 NET FPL-20% 12.06A IN FLOODZONE PUV 7-29-21 DMF: APPEAL FOR
TILLEY	1	MAIN	STRAT	COM	MS 29		TOTAL	PB-94 PB-94 33.52 PPL-2

THIS IS A GENERATED TAX BILL. NOT THE ORIGINAL! - FOR DISPLAY PURPOSES ONLY

CHATHAM COUNTY TAX COLLECTOR PO BOX 697 PITTSBORO, NC 27312107

TILLEY BRUCE TRUSTEE 530 BOB HORTON RD APEX, NC 27523-6997

CHATHAM COUNTY PROPERTY TAX NOTICE

PROPERTY SOLD - If you have sold the real property assessed to you, please FORWARD this tax notice to the new owner. The new owner is responsible for the payment of the tax.

DUE DATE - Property taxes are due and payable Sept. 1 and delinquent if not paid BEFORE Jan. 5, 2023.

FAILURE TO PAY - Delinquent taxes are subject to Garnishment of Wages, Attachment of Bank Accounts, North Carolina Income Tax Refunds and Rents. Levy on Personal Property and Foreclosure of Real Estate immediately **AFTER** Jan. 5, 2023.

INTEREST - Accrues at the rate of 2% for January & 3/4 of 1% each following month.

INSTALLMENTS - Installment Coupons are included in the tax bill mailer this year.

CREDIT CARD PAYMENTS - Please call 1-833-969-2700 or go to www.paytaxes.us/nc_chatham to pay by credit card or e-check. A transaction fee will be charged for this service.

ESCROW/MORTGAGE ACCOUNTS - The property owner is responsible for ensuring full payment of this obligation. If you have an escrow account with a loan institution, taxes should be paid by them or their tax service agent. You may wish to verify your payment date with your loan institution.

Payments submitted by mail are deemed to be received as of the date of the U.S. Postal Service postmark. Online payments made after 3:00pm EST are posted as of the next business day.

YEAR	ACCOUNT NUMBER	PARCEL ID	BILL NUMBER	DUE DATE
2022	1361120	0074950	2408315	1-05-2023

DESCRIPTION OF	ASSESSED	VALUE	De	Description		Assessed	
PROPERTY		SA SECTION STREET	CHATHAM CO	UNTY	0.665	2,162.63	
3484 CHATHAM CHURCH RD	\$2,574.02	325,208	CIRCLE CITY FIRE DIST		0.1265	411.39	
Taxable Personal Prope	erty Value	325,208					
Total Taxable Val	ue	325,208					
				TOTAL D	UE	\$ 2,574.02	

Pay Now



