

Exhibit I

Property 24

Description:

A certain tract or parcel of land lying and being in the County of Granville and State of North Carolina, in Dutchville Township, and more particularly described as follows:

All of those certain tracts or parcels of land lying and being situate in Dutchville Township, Granville County, North Carolina, and more particularly described as follows:

Being all of Parcel 2 containing 1.08 acres, more or less, as reflected on that plat entitled "Survey for Joromi Properties, LLC," dated January 31, 2006 and recorded in Plat Book 33, Page 120, Granville County Registry, to which plat reference is hereby made for a more particular description of same.

For further reference, see Deed of record in Book 896, page 117 and Plat of record in Book 33, Page 120, Granville County Registry.

(Granville County Tax Collector Account No. 67682, Map #088703301257; 1:08 acres, 1596 Highway 56, Butner, NC)

The property being the same property described in the Quitclaim Deed dated May 5, 2017, and recorded September 5, 2017, at Book 1657, Pages 442 through 444.

Commonly known as:	1596 Highway 56, Butner, North Carolina
County:	Granville
Parcel ID No(s):	67682 302
Titled to:	Bruce Tilley, as Trustee for MBT Trust
Transfer(s):	Investment Trust to Bruce Tilley, as Trustee for MBT Trust, on May 5, 2017, deed recorded September 5, 2017, at Book 1657, Pages 442-444.
Nominee notice(s) of lien:	August 16, 2018, 18M151 (MBT Trust) August 16, 2018, 18M152 (Investment Trust)

STATE OF NORTH CAROLINA, COUNTY of GRANVILLE
LIBERALE H. SMITH REVIEW OFFICER FOR GRANVILLE
 CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS
 ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[Signature] 4-27-06
 REVIEW OFFICER DATE

William A. Lopez, Deputy
LAND DEVELOPMENT
ADMINISTRATOR
DATE 4-27-06

NOTES:
ONLY THE NOTES MARKED BELOW WITH AN (X) APPLY TO THIS PLAT,
AND THE SUBJECT PROPERTY SHOWN.

() A) TO THE BEST OF MY KNOWLEDGE THERE IS NOT A STATE GRID STATION
WITHIN 2000 FEET OF SUBJECT PROPERTY.

(X) B) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREAS

(X) C) SHOWN ON THIS PLAT.

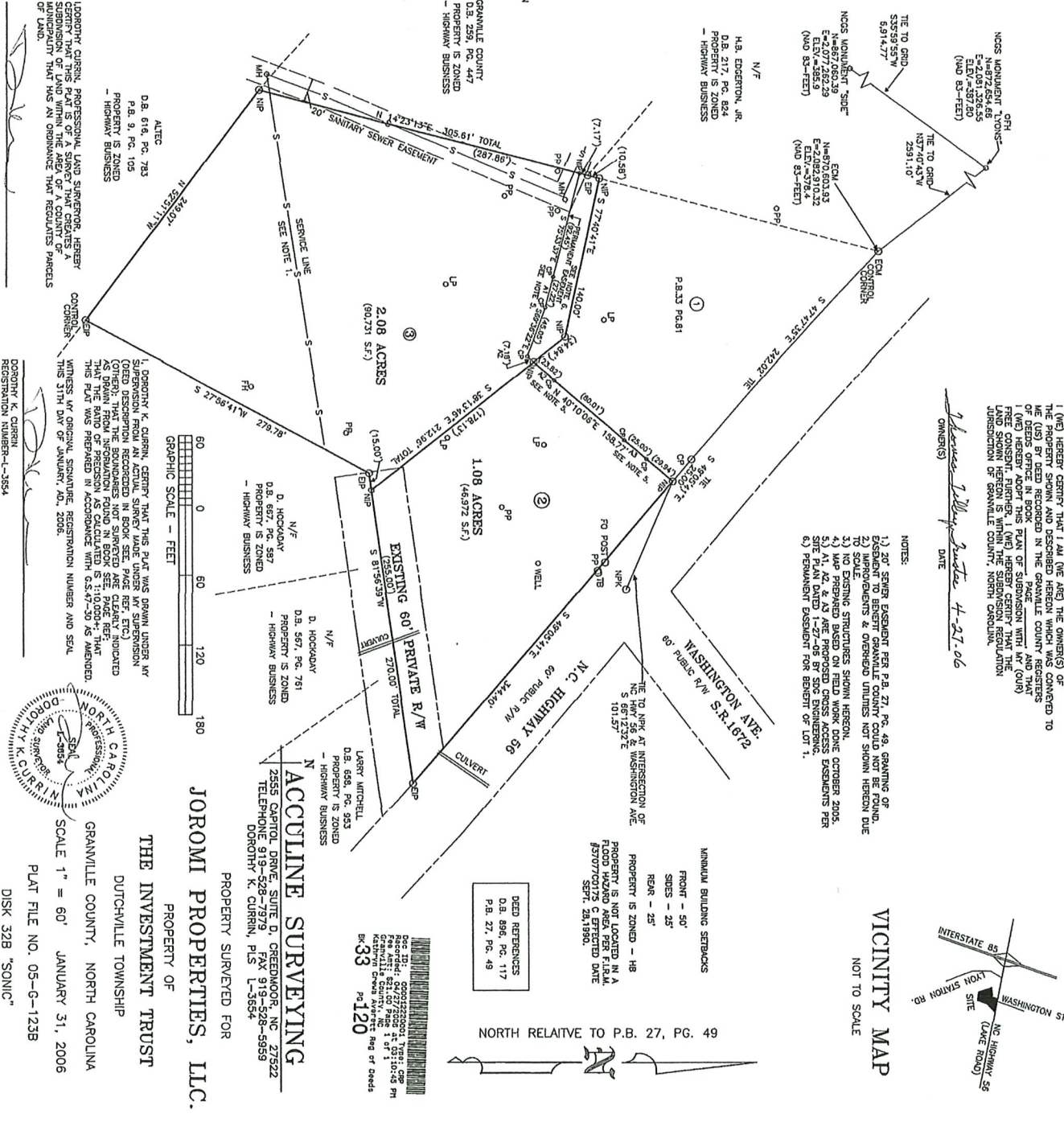
(X) D) THERE IS A NEW IRON PIPE (W/P) ON ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS.

(X) E) THIS SURVEY WAS DONE AT THE REQUEST OF THE TITLE. THE BASIS
OF THIS PLAT IS THE RECORDED DEED.

(X) F) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND
RIGHTS OF WAY OF RECORD PRIOR TO DATE OF THIS PLAT.

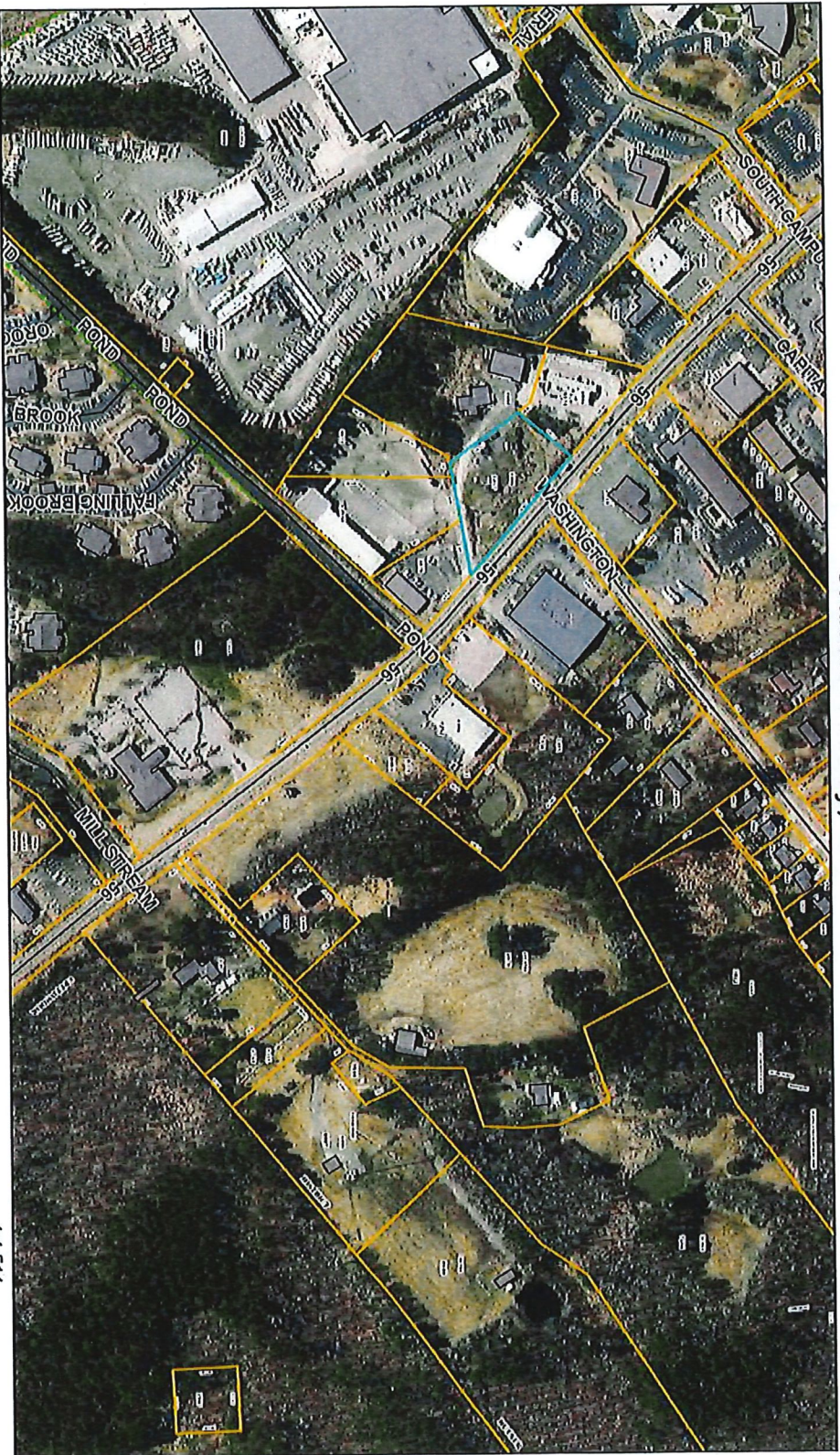
(X) G) ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.

(X) H) NO FLOOD HAZARDS HAVE BEEN DETERMINED ON THIS PROPERTY
UNLESS OTHERWISE NOTED.

[illegible]

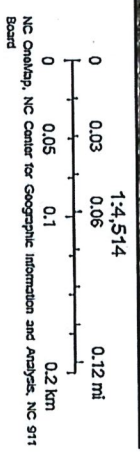
[illegible]

Granville County, NC



5/19/2023, 10:10:35 AM

- Buildings
- Centerlines
- County Boundary
- Easements
- Parcels
- granville_nc_anno
- Satellite View
- Red: Band_1
- Green: Band_2
- Blue: Band_3



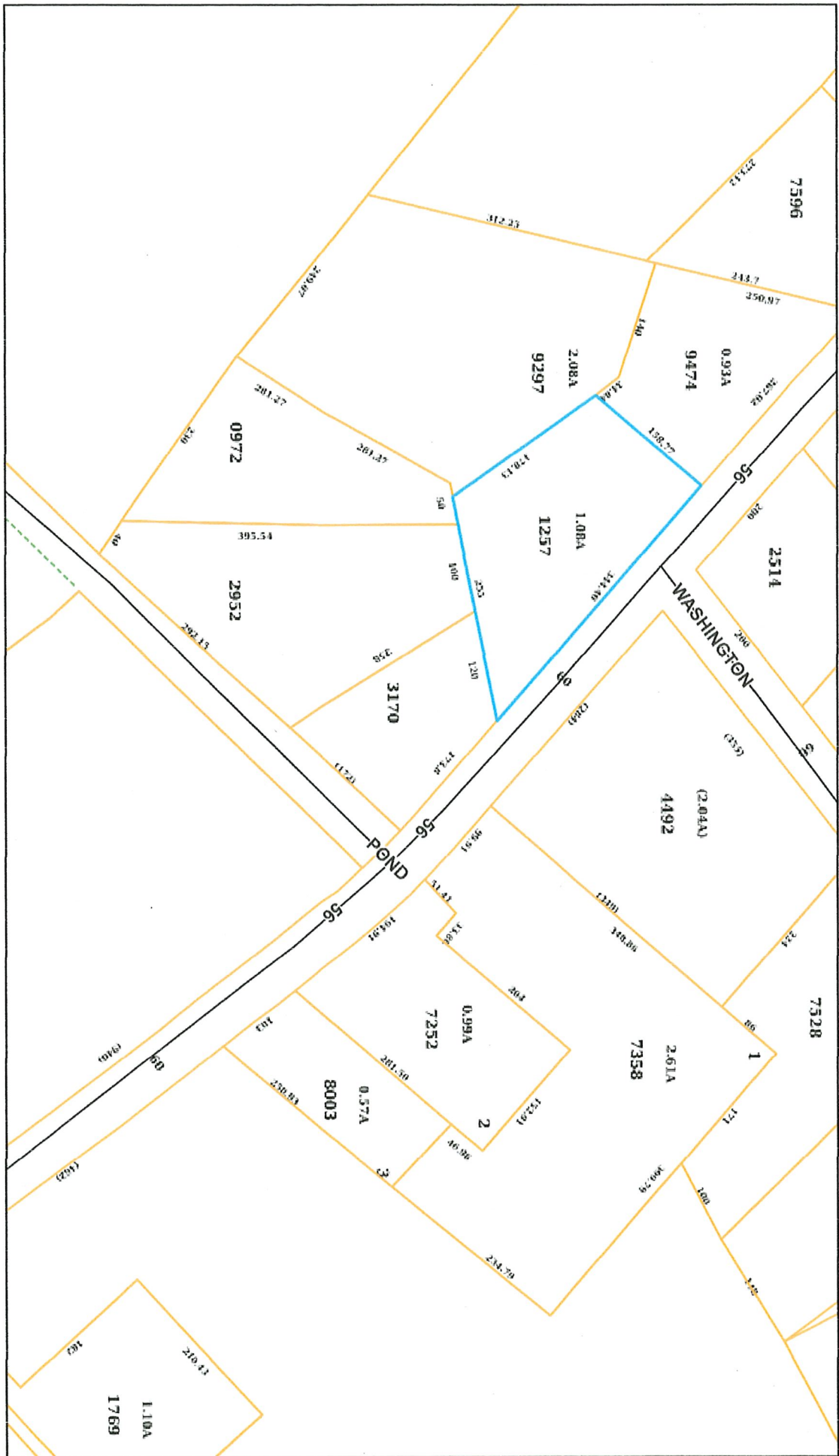
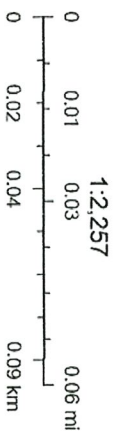
TAX PURPOSES ONLY

Granville County, NC

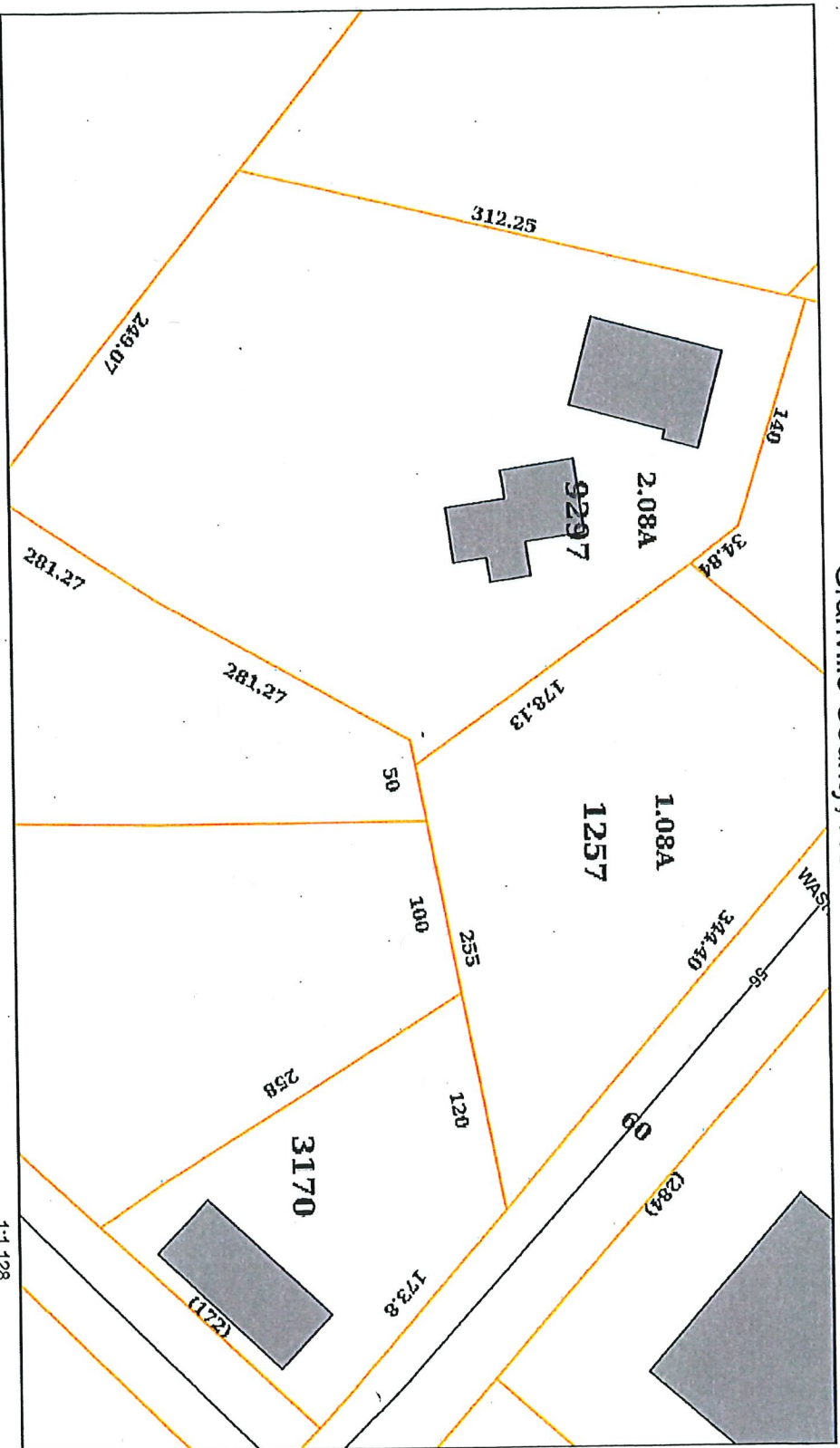
12/9/2022, 10:54:24 AM

Centerlines Easements

Parcels granville_nc_anno

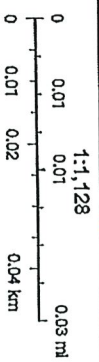


Granville County, NC



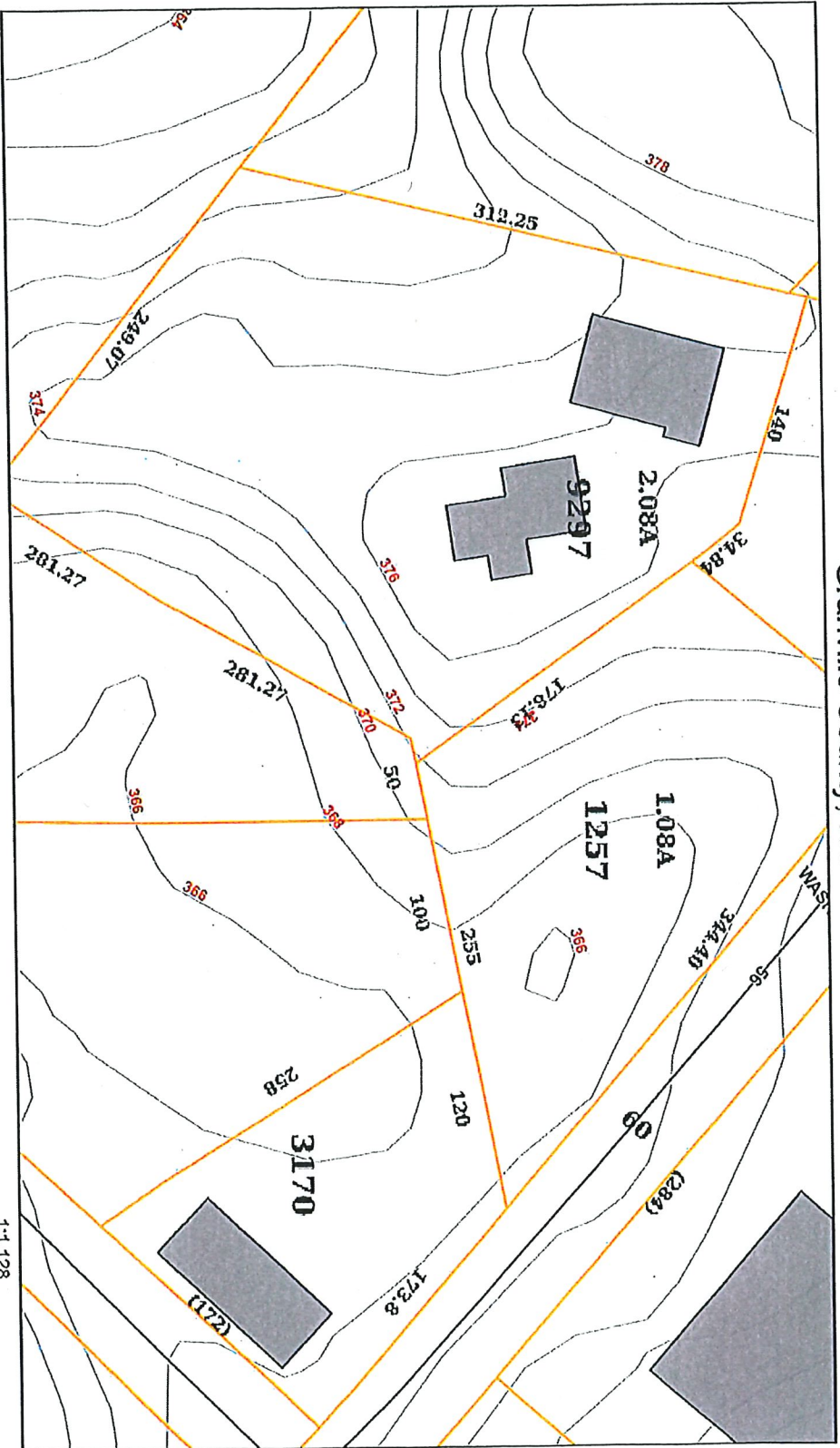
5/19/2023, 9:53:19 AM

- Buildings
- County Boundary
- Centerlines
- Parcels



TAX PURPOSES ONLY

Granville County, NC



5/19/2023, 9:54:54 AM

Buildings
County Boundary
Centerlines
Topography
granville_nc_anno
Parcels

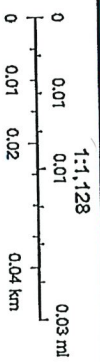
TAX PURPOSES ONLY

[illegible]

County Boundary

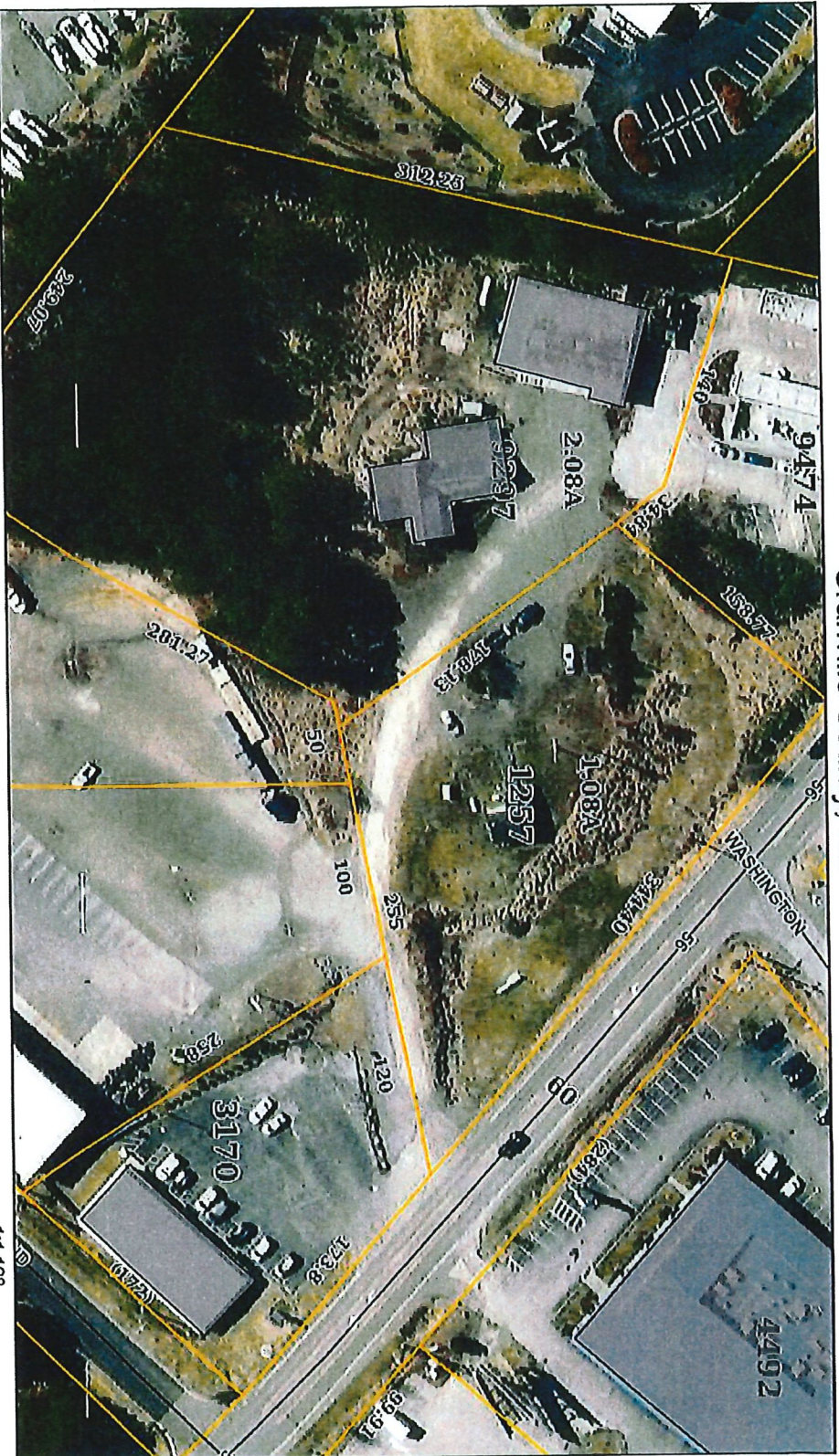
WS-11 NSW

granville_nc_anno



TAX PURPOSES ONLY

Granville County, NC



5/19/2023, 9:59:16 AM

Buildings

County Boundary

Satellite View

Parcels

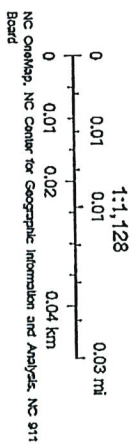
Centerlines

Red: Band_1

Green: Band_2

Blue: Band_3

granville_nc_anno



TAX PURPOSES ONLY

taxes, or other taxes which the Granville County Tax
Collector is charged with collecting, that are taken on
Parcel Identification Number 088703301257
This is not a certification that this Granville County
Parcel Identification Number matches this deed
description. 088703209297
Amoree Myre 9-5-17
Date

Doc ID: 003174920003 Type: CRP
Recorded: 09/05/2017 at 04:18:31 PM
Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy H. Taylor Reg of Deeds
BK **1657** PG **442-444**

This instrument drafted by: Nichols & Satterfield, PLLC (Without Benefit of Title Exam or Survey)
After recording, mail to: Bruce Tilley, Trustee of MBT Trust, 530 Bob Horton Road, Apex, NC 27523

No Stamps

Parcel ID: **088703301257**
088703209297

North Carolina)
Granville County)

QUITCLAIM DEED

This deed, made and entered into this 5th day of May, 2017, by and between

Bruce Tilley, as Executive Trustee of The Investment Trust (as created by
that Declaration of Trust dated September 19, 1993 and the Appointment of
Executive Trustee dated January 31, 2017 wherein Bruce Tilley is appointed
Executive Trustee) ("Grantor")
and

("Grantor")

and

Bruce Tilley, as Trustee for MBT Trust ("Grantee") whose address is

530 Bob Horton Road, Apex, NC 27523

WITNESSETH:

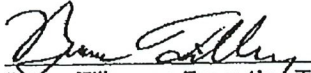
That said Grantor, for and in consideration of the sum of \$10.00 Dollars to them in
hand paid, the receipt of which is hereby acknowledged, have remised and released
and by these presents do remise, release, and forever quitclaim unto the Grantee
and its heirs and assigns all right, title, claim, and interest of the said Grantor in
and to a certain tract or parcel of land lying and being in the County of Granville
and State of North Carolina, in Dutchville Township, and more particularly described
as follows:

See Exhibit A attached hereto

See Deed Book _____, Page _____, Granville County Registry.

To have and to hold the aforesaid tract or parcel of land and all privileges thereunto belonging to them the said Grantee and their heirs and assigns free and discharged from all right, title, claim or interest of the said Grantor or anyone claiming by, through or under them.

In Testimony Whereof, said Grantor has hereunto set their hand and seal the day and year first above written.

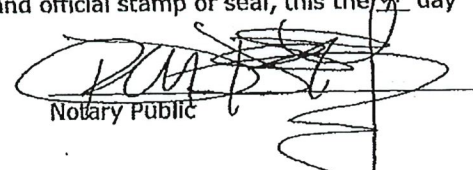
 (SEAL)
Bruce Tilley, as Executive Trustee of the Investment Trust

North Carolina

Orange County

I, Daron D. Satterfield, a Notary Public of the County and State aforesaid, certify that Bruce Tilley as Executive Director of the Investment Trust, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9 day of May, 2017.

My commission expires: 5/30/2019


Notary Public

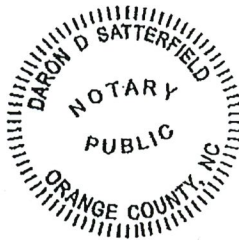


EXHIBIT A

Tract 1: All of those certain tracts or parcels of land lying and being situate in Dutchville Township, Granville County, North Carolina, and more particularly described as follows:

Being all of Parcel 2 containing 1.08 acres, more or less, as reflected on that plat entitled "Survey for Joromi Properties, LLC," dated January 31, 2006 and recorded in Plat Book 33, Page 120, Granville County Registry, to which plat reference is hereby made for a more particular description of same.

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(Granville County Tax Collector Account No. 67682, Map #088703301257; 1.08 acres, 1596 Highway 56, Butner, NC)

Tract 2: All of those certain tracts or parcels of land lying and being situate in Dutchville Township, Granville County, North Carolina, and more particularly described as follows:

Being all of Parcel 3 containing 2.08 acres, more or less, as reflected on that plat entitled "Survey for Joromi Properties, LLC" dated January 31, 2006 and recorded in Plat Book 33, Page 120, Granville County Registry, to which plat reference is hereby made for a more particular description of same.

For further reference, see Deed of record in Book 896, Page 117 and Plat of record in Book 33, Page 120, Granville County Registry.

(Granville County Tax Collector Account No. 67682, Map #088703209297; 2.08 acres-1588 Hwy 56, Butner, NC)

Tax Bill Information

Account Info

Account Number :	67682302
TILLEY BRUCE TRUSTEE	
HBT TRUST	
530 BOB HORTON RD	
APEX, NC 27523	

Bill Info

Year-Bill Number :	2019-1344
Parcel Number :	088703101257
Alternate Parcel Identifier :	088703 148
Escrow :	
Status :	DS, F
Legal Description :	ACRES

Taxable Values

Building Value :	0
Outbuilding Value :	500
Land Value :	127,613
Parcel Value Total :	128,113
Deferred Value :	0
Taxable Value :	128,113

Balance Info

Current Balance :	0.00
Original Levy :	1,610.76
Personal Value :	0
Total Valuation :	128,113
Exemption :	0
Net Taxable Valuation :	128,113
Last Transaction Date :	03/14/2022
Last Payment Date :	03/14/2022