

Exhibit 1

**Property 25**

**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 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)

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:	1588 Highway 56, Butner, North Carolina
County:	Granville
Parcel ID No(s).:	67682 301
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  
 LESLIE A. SMITH, REVIEW OFFICER FOR GRANVILLE  
 CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS  
 ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 Date: July 28, 2018 4:27 PM  
 REVIEW OFFICER DATE

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

- ☒ B. THE COORDINATE METHOD WAS USED TO COMPUTE THE AREAS
- ☒ C. SURVEY ON THIS PLAT
- ☒ D. SURVEY ON MAIN PIPE AND ON ALL PROPERTY CORNERS
- ☐ E. UNLESS OTHERWISE NOTED ON THIS PLAT, SEE SYMBOLS.
- ☐ F. THIS SURVEY WAS DONE WITHOUT BENEFIT OF TITLE. THE BASIS OF THIS SURVEY IS THE REFERENCED INFORMATION.
- ☐ G. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- ☐ H. ALL DISTANCES ARE HORIZONTAL PROJECTIONS, UNLESS OTHERWISE NOTED.
- ☐ I. NO FLOOD HAZARDS HAVE BEEN DETERMINED ON THIS PROPERTY UNLESS OTHERWISE NOTED.

[illegible]

NOTES

- 1.) 20' SEWER EXISISTENT PER P.B. 271, PG. 49, GRATING OF EXISISTENT TO BENEFIT GRANVILLE COUNTY COULD NOT BE FOUND.
- 2.) IMPROVEMENTS & OVERHEAD UTILITIES NOT SHOWN HEREON DUE TO SCALE
- 3.) NO EXISTING STRUCTURES SHOWN HEREON.
- 4.) MAP PREPARED BASED ON FIELD WORK DONE OCTOBER 2005.
- 5.) ALL A2 & A3 ARE PROPOSED CROSS ACCESS EASEMENTS PER SITE PLAN DATED 1-27-05 BY SOC ENGINEERING.
- 6.) PERMANENT EASEMENT FOR BENEFIT OF LOT 1.

NOT TO SCALE

A map showing the location of the site. The site is marked with a black dot and labeled 'SITE' in a black box. It is located at the intersection of Interstate 85 (running diagonally from top-left to bottom-right), Washington St (running horizontally across the top), and Nc Highway (Lake Road) (running vertically from bottom to top). Lyon Station Rd. is shown as a curved line branching off Interstate 85 to the left. The map is oriented with North at the top.

PROPERTY IS ZONED - HB  
PROPERTY IS NOT LOCATED IN  
FLOOD HAZARD AREA PER F.I.L.  
#37077C0175 C EFFECTED DA  
SEPT. 28,1990.

NORTH RELATIVE TO P.B. 27, PG. 49

Doc ID: 000012220001 Type: CRP  
Recorded: 04/27/2006 at 03:10:45 PM  
Fee Amt: \$21.00 Page 1 of 1  
Granville County, NC  
Kathryn Creas Averett Reg of Deeds

TELEPHONE 919-528-7979 FAX 919-528-5959  
DOROTHY K. CURRIN, PLS L-3654

PROPERTY OF \_\_\_\_\_

DUTCHVILLE TOWNSHIP

SCALE 1" = 60' JANUARY 31, 2006

DISK 32B "SONIC"

Yak Book 33, Page 120

[illegible]

[illegible]

This is an aerial photograph of the University of Maryland campus, overlaid with a map showing property boundaries in yellow. A cyan rectangle highlights a specific building on South Campus, located near the intersection of South Campus and Washington Avenue. The map includes labels for various campus locations: Lyon Station, South Campus, Capital, Washington, and Ross Point. It also shows natural features like Mill Stream, Duck Pond, and Brook Pond. The map is oriented with North at the top, as indicated by a north arrow in the bottom right corner.

 Buildings

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## Centerlines

 County Boundary

## Easements

### Parcels

## Parcel Connectors

granville\_nc\_anno

Satellite View

Red: Daily\_1

Green: Band\_2

Blue: Band\_3

TAX PURPOSES ONLY

1:9,028

0 0.05 0.1 0.2 mi  
0 0.1 0.2 km

COUNTY

5.18A  
5417

(1.03A)  
7596

243.7  
230.87

0.93A  
9474

2.08A  
9297

1.08A  
1257

2514

4492

(2.01A)

2.61A  
7358

7528

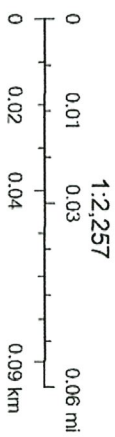
WASHINGTON

POND

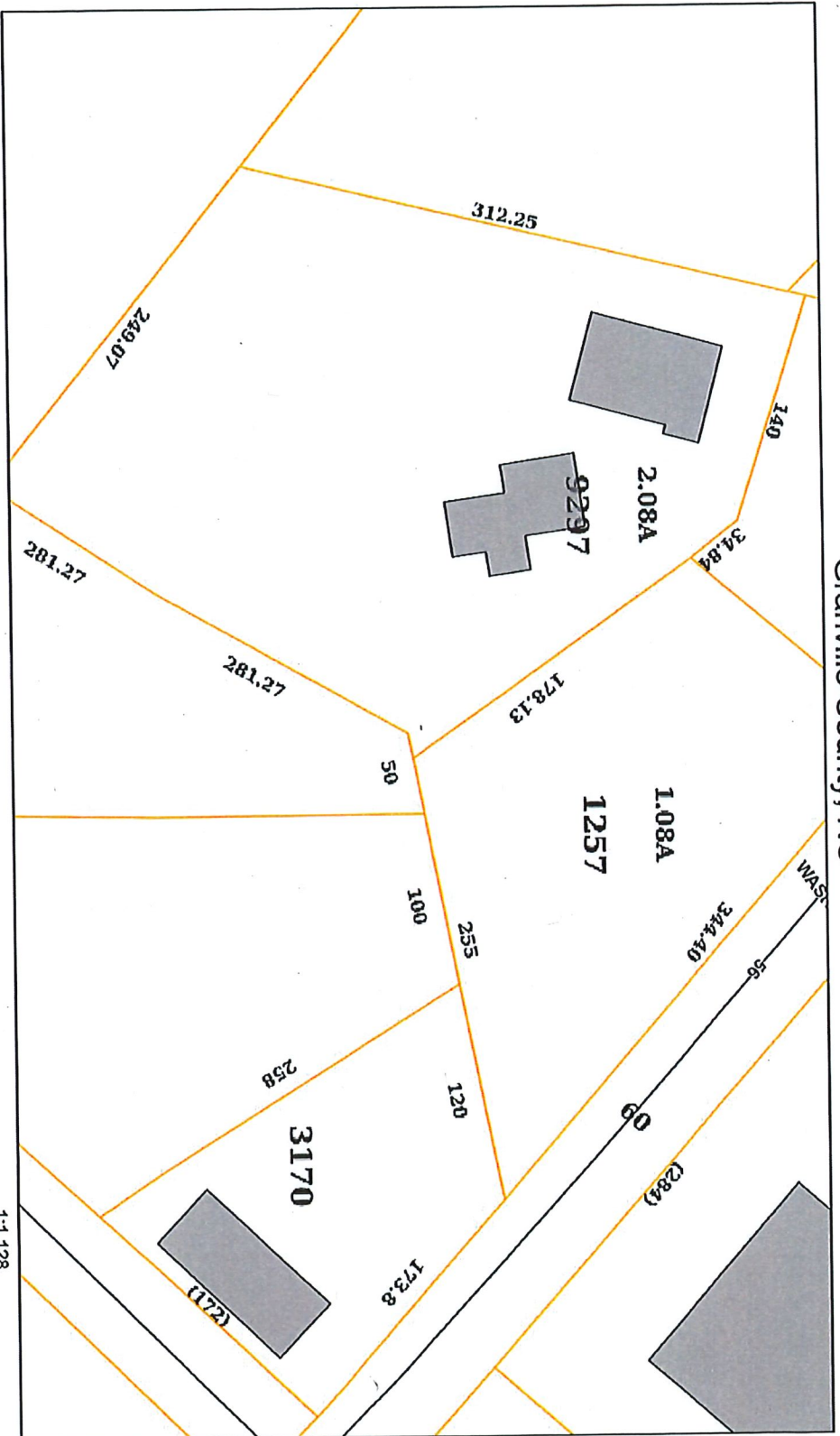
80003  
0.57A

7252  
0.99A

Centerlines Easements  
 Parcels granville\_nc\_anno

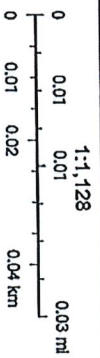


Granville County, NC






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


- Buildings
- County Boundary
- Centerlines
- Parcels

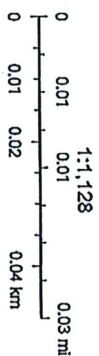


TAX PURPOSES ONLY

[illegible]

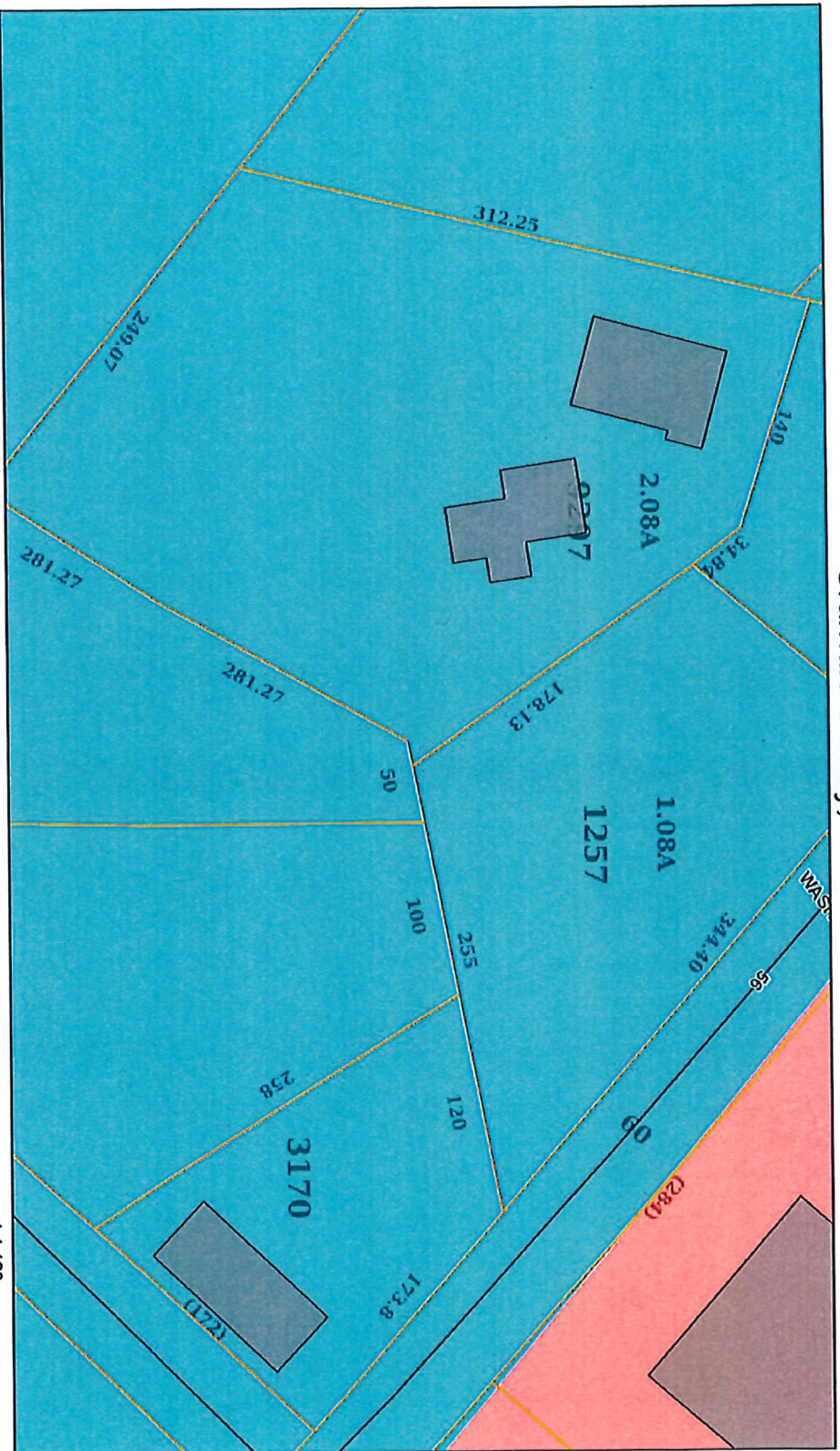
 Buildings
  County Boundary
  Topography

— Centerlines
  Parcels
 granville\_nc\_anno

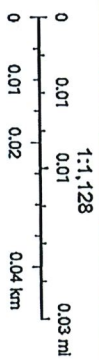


TAX PURPOSES ONLY

# Granville County, NC

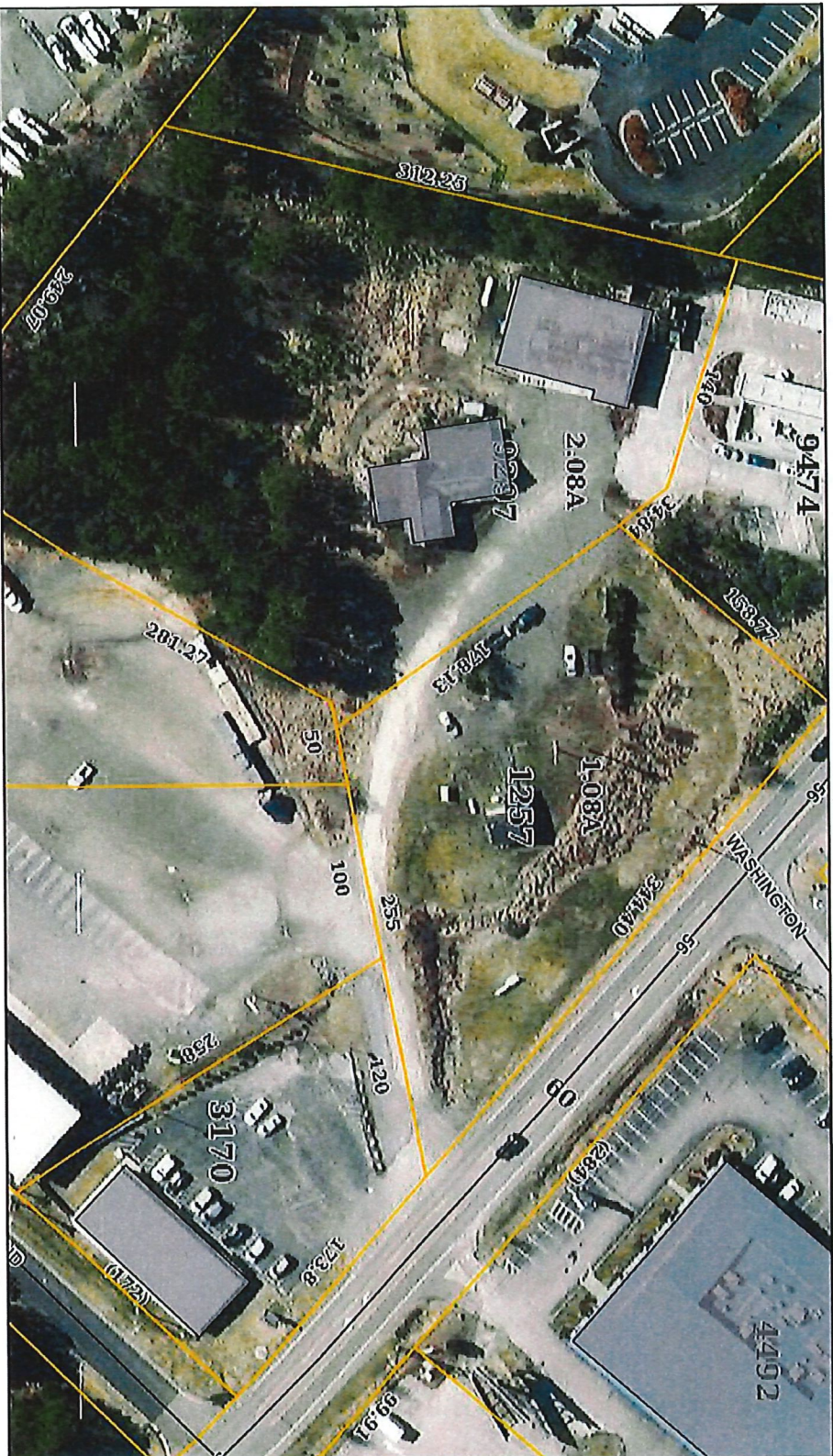


- 5/19/2023, 9:55:57 AM
- Buildings
- Centerlines
- County Boundary
- Parcels
- Water Supply Watershed Areas granville\_nc\_anno
- WS-II NSW
- WS-IV NSW



TAX PURPOSES ONLY

# Granville County, NC



5/19/2023, 9:56:16 AM

Buildings

County Boundary

Satellite View

Centerlines

Parcels

granville\_nc\_anno

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:1,128

0 0.01 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

NC Geotop, NC Center for Geographic Information and Analysis, NC 911 Board

TAX PURPOSES ONLY

taxes, or other taxes which the Granville County Tax  
Collector is charged with collecting, that are a lien on  
Parcel Identification Number 088703301257  
This is not a certification that this Granville County  
Parcel Identification Number Matches this deed  
description. 088703209297  
Katherine Myze 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 M. 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 5<sup>th</sup> 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:

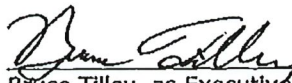
That said Grantor, for and in consideration of the sum of \$10.00 Dollars to them in  
hand paid, the receipt of which is hereby acknowledged, have remised and released  
and by these presents do remise, release, and forever quitclaim unto the Grantee  
and its heirs and assigns all right, title, claim, 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.

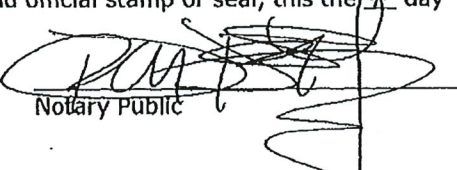
 (SEAL)  
Bruce Tilley, as Executive Trustee of the Investment Trust

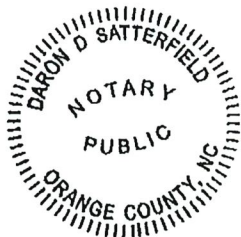
North Carolina

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 31 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.

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)**

**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.

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

Tax Bill Information

Account Info

Account Number :	67682301
TILLEY BRUCE TRUSTEE	
J&B TRUST	
530 BOB HORTON RD	
APEX, NC 27523	

Bill Info

Year-Bill Number :	2019-13950
Parcel Number :	088703209297
Alternate Parcel Identifier :	088703 052
Escrow :	
Status :	F
Legal Description :	ACRES & BLDGS

Taxable Values

Building Value :	80,986
Outbuilding Value :	500
Land Value :	166,423
Parcel Value Total :	247,909
Deferred Value :	0
Taxable Value :	247,909

Balance Info

Current Balance :	563.43
Original Levy :	3,259.31
Personal Value :	0
Total Valuation :	247,909
Exemption :	0
Net Taxable Valuation :	247,909
Last Transaction Date :	03/14/2022
Last Payment Date :	03/14/2022