



**51 +/- ACRE FARM TRACT IN
WASHINGTON, COUNTY NORTH
CAROLINA**

NOVEMBER 1ST, 2023
2:00PM



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Seize the rare opportunity to own prime farmland in the "Wonderland" region of Washington County, North Carolina. This remarkable 51-acre farm, strategically positioned along the Beaufort County line, is a standout with its 100% cultivatable land, productive soil types, and a history of great yields. Known for producing excellent corn, wheat, soybeans, and cotton crops, this farm mirrors the richness of Eastern NC soils. An excellent ditch system ensures optimal drainage, and a well-maintained road offers easy access via NC Hwy 32. Located approximately 10 miles south of Plymouth, NC, this farm holds the potential to be a gateway to a thriving agricultural venture. The synergy of its features and its prime location makes this property an exceptional investment opportunity, allowing the future owner to immerse in the vibrant communities and rich histories of the eastern North Carolina area. Don't let this golden chance slip by; invest in this agricultural gem and envision a future rich in abundance and success.

Bidding for this property will open on October 18th, 2023, at 10:00 am and continue to November 1st, 2023. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

This Auction is conducted in cooperation with Michael L. Rogers, Michael Rogers Auctioneers, Inc. North Carolina Auction Firm License #7360, North Carolina Real Estate Firm License #C17957. Please do not hesitate to contact us if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Mark L Manley CAI, AARE, MPPA
President

Sincerely,
Michael Rogers Auctioneers, Inc.

Michael L Rogers CAI
President



Auction Date and Time: Wednesday, November 1st at 2:00 PM

Open House Dates and Times: Drive by Viewing Anytime

For More Information Contact: Mark L Manley CAI, AARE, MPPA
Wiregrass Auction Group, Inc.
(229) 890 – 2437 – Office
(229) 891 – 1377 – Cell
Mark@BidWiregrass.com

Michael L. Rogers
Rogers Auctioneer, Inc.
(919) 545 – 0412 – Office
(919) 548 – 4912 – Cell
Michael@RogersAuction.com

**This Auction is Conducted in
Cooperation with:**

Michael L. Rogers
Michael Rogers Auctioneers, Inc.
NC Auction Firm License #7360
NC RE Firm License #C17957

Property Information

Property Addresses: Off Hwy 32, Plymouth, North Carolina

Auction Date: Wednesday, November 1, 2023

Property Size: 51 +/- Acres

Washington County PIN Number: 6782.00-50-4224

Assessor's Parcel Numbers: Washington County Parcel Number 7388

Property Taxes: 2023 Real Estate Taxes \$767.09

Important Selling Features:

- 51 Acres of Cropland
- 100% Cultivable
- Productive Soil Types
- Excellent Ditch System
- Great Yield History

Aerial Map



51 +/- Acre Legal Description

Tract One: Being 14.575 acres by Certificate of Title on Registered Estate # 390 dates August 28, 1991, Torrens Book 17, Page 1139, Washington County Registry and Torrens Release of record in book 472, Page 455, Washington County Registry, to which reference is herein made from a more complete and detailed description. This being the same property described as Tract One in that certain deed to Grantor of record in Book 475, Page 455, Washington County Registry, to which reference is herein made (PIN# 6872.00-50-4224)

Tract Two: Being 36.095 acres by Certificate of Title on Registered Estate # 595 dated August 28, 1991, Torrens Book 17, Page 1137, Washington County Registry and Torrens Release of record in Book 472, Page 458, Washington County Registry, to which reference is herein made for a more complete and detailed description. This being the same property described as Tract Two in that certain deed to Grantor of record in Book 475, Page 455, Washington County Registry, to which reference is herein made (Pin# 6782.00-50-4224)

Tax Card

MAP 74-2, 2A	1-1526	IO	O	WALKER, DAVID FORREST	BLDG	CL	PROPERTY CLASS	20	PARCEL #	7388				
TWP/RURAL #	53422	DIST		32 WHITE POST RD	AREA	BP	NEW CONSTRUCTION							
ACCOUNT #				PINETOWN, NC 27865	PER	CF	PIN	6782.00-50-4224						
PROPERTY LOCATION					WR	SV	HEARING CODE							
NC HWY 32				OWNER	COMPUTER CONTROL FIELDS		NEIGHBORHOOD	002A ROUTE 003						
Bldg. and Use							WASHINGTON COUNTY							
Story Height				Sty.	Principal Building	Add/Ded	Sq Ft Area	Price	Schedule Value					
Design/Style														
Fd. or Bsmt.					Addition Building	Code								
Exterior Wall														
Common Wall														
Roof Type				Listed	V CP		COST/MARKET/INCOME/CORRELATIVES							
Rf./Fir. Syst.				Date	7/2/2020	Grade		Repl. Val.						
Int. Floor Finish				Reviewed	55	Norm Cond		Cost Conv.						
Int. Wall Finish				Run Date	09/06/2023	Mkt. Cor.		Repl. Val.						
Heating System				Reval Year	2021	Acor. Cond.		Appr. Val.						
Air Cond. System				ASSESSMENT CONTROL INFORMATION				PERSPECTUS						
Bth. Rm. Fixtures				Sale Price		Date		Year Built						
Bit-Ins/Other				Trans. Date	02/11/2022	No.	539-505	T	Additions					
				Action	Title Transfer, 171-134			Modernized						
				Comments	472-458 TO 463; 89B45; BK2PG2; 539-505					Effective Year				
								No. of Units						
								No. of Rooms						
								Utilities						
								Street						
								Topography	Good					
								Income						
								Rate						
								Indicated Value						
								Land Value						
								Bldg Residual						
				DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC. ITEMS										
				Code	Description	Size	Repl. Value	Depreciation	Appr. Value					
				PRIOR VALUES										
				LAND			178500							
				BUILDING			0							
				OUTBLDG			0							
				TOTAL			178500							
Add/Deduct Total														
LAND SCHEDULE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE				
CLASS	ZONE	FRONTAGE REF	AVG DEPTH	DEPTH FACTOR	EQUIV FRNTG	RATE	SCHED VALUE	COND %	INTL %	MKT COR %	LAND VALUE	MARKET VALUE	ITEM	USE VALUE
													HOMESITE	
													CLEARED	61200
													WOODED	
													BUILDING	
													OUTBLDG	
													TOB ALLOTMENT	
													PEA ALLOTMENT	
TOTAL LAND VALUE					51.000							178500	TOTALS	61200

Tax Map

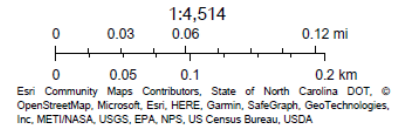


9/6/2023, 9:13:13 PM

 **Parcels**

washington_nc_anno100
 washington_nc_anno200
 washington_nc_anno400

anno



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2023 Tax Bill

.04 cents EMS

ACCT # / BILL #	TAX YEAR	BILL DATE	DUE DATE	DELINQUENT DATE
53422 / 1955	2023	07/01/23	09/01/23	01/06/24
PROPERTY LOCATION		PARCEL# / ACRES/LOTS	PIN #	
NC HWY 32		7388 / 51.000A	6782.00-50-4224	
REAL VALUE	PERSONAL VALUE	EXCLUSION/EXEMPTION	DEFERMENT	BILLED VALUE
178,500			117,300	61,200
DESCRIPTION			TAX RATE	TAX AMOUNT
COUNTY TAXES			0.00840	514.08
WATERSHED 1972 REF TAX			0.00010	6.12
ALBEMARLE DRAINAGE				246.89
Discounted Amount If Paid by July 31, 2023				756.69
Discounted Amount If Paid by August 31, 2023				761.89
Taxes Due If Paid by September 30, 2023				767.09
<i>Detach and Retain This Portion For Your Records</i>				
PLEASE RETURN THIS PORTION WITH YOUR PAYMENT				
ACCT #	53422	Discounted Amount If Paid by July 31, 2023		756.69
BILL #	1955	Discounted Amount If Paid by August 31, 2023		761.89
TAX YEAR	2023	Taxes Due If Paid by September 30, 2023		767.09

TO CHANGE YOUR MAILING ADDRESS, PLEASE CONTACT:
Washington County Tax Office PO Box 1007 Plymouth, NC 27962

Soil Map



Soil Map- Page 2

Soil Map—Washington County, North Carolina
(Forrest Walker 51 Acre Parcel)

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <ul style="list-style-type: none"> Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Sinkhole Slide or Slip Sodic Spot 	<ul style="list-style-type: none"> Spoil Area Stony Spot Very Stony Spot Wet Spot Other Special Line Features <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Washington County, North Carolina Survey Area Data: Version 21, Sep 12, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Nov 20, 2020—Nov 29, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hy	Hyde silt loam	50.6	100.0%
Totals for Area of Interest		50.6	100.0%

Farm Service Agency Map

USDA United States Department of Agriculture
Beaufort County, North Carolina

Farm 9621
Tract 3945
2023 Program Year

CLU	Acres	HEL	Crop
1	10.55	NHEL	
2	9.71	NHEL	
3	14.21	NHEL	
4	16.78	NHEL	

Page Cropland Total: 51.25 acres




Map Created February 22, 2023

Base Image Layer flown in 2022

- Common Land Unit**
- Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Farm Service Agency - 156EZ

NORTH CAROLINA BEAUFORT Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9621 Prepared : 9/14/23 12:57 PM CST Crop Year : 2023
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Tract Number : 3945	
Description	: O02/A3 Washington Co.
FSA Physical Location	: NORTH CAROLINA/WASHINGTON
ANSI Physical Location	: NORTH CAROLINA/WASHINGTON
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: COLLEEN JONES
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.25	51.25	51.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.25	7.90	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	12.42	0.00	61
Corn	24.83	0.00	159
Soybeans	9.48	0.00	34
Seed Cotton	9.94	0.00	2129
Unassigned Generic Base	2.48	0.00	0
TOTAL	59.15	0.00	

NOTES

Power Line Easement- Page 1



DOMINION ENERGY NORTH CAROLINA

Transmission Right of Way Agreement (NC) - (Page 1)

After Recording Return to:
Dominion Energy Virginia
Attn: Charlotte P. McAfee
P.O. Box 26666
OJRP – 12th Floor
Richmond, VA 23261

6791-15-6756, 6791-43-4877, 6791-33-
Tax Map No. 6973, 6782.00-50-4224, 6773.00-00-6670

Tract # NC-BE-054.000, NC-BE-055.000
NC-BE-056.000, NC-WA-053.000, NC-WA-042.000

THIS TRANSMISSION AND DISTRIBUTION EASEMENT AGREEMENT (the "Agreement") made as of this 26 day of JULY, 2017, between DAVID W. WATERS (B), LLC, a North Carolina limited liability company, hereinafter called "GRANTOR" ("GRANTOR" wherever used herein being intended to include the grantor, whether one or more or masculine or feminine, and the respective heirs, executors, administrators, personal representatives, successors, successors in interest and assigns of each grantor), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation doing business as DOMINION ENERGY NORTH CAROLINA, hereinafter called "COMPANY" ("COMPANY" wherever used herein being intended to include Virginia Electric and Power Company and its successors, assigns, apportionees, permittees, licensees and invitees).

WITNESSETH:

That for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt whereof is hereby acknowledged, GRANTOR grants and conveys unto COMPANY, the perpetual and exclusive rights, privileges and easements of right of way (collectively, the "Easement"), One Hundred (100) feet in width, to lay, construct, bury, operate and maintain one or more lines of poles, towers and structures, and one or more lines of cables and conduits, together with all wires, manholes, handholes, meters, attachments, equipment, accessories and appurtenances now or hereafter desirable in connection therewith (all of the aforesaid lines, poles, towers, structures, cables, conduits, wires, manholes, handholes, meters, attachments, equipment, accessories and appurtenances are hereinafter collectively called the "Facilities"), for the purposes of transmitting and/or distributing electric power and for communication purposes relating to the transmission and/or distribution of electricity. The Easement is located over, under, upon, above, in, through and across certain land of GRANTOR situated in, Pantego District, North Carolina, and Plymouth Township, North Carolina, and as more particularly described in the instruments recorded in Deed Book 1785 Page 423 in the Beaufort County Registry, and Deed Book 475 Page 455 in the Washington County Registry, and as shown on Plat No. 31, made by Bowman Consulting Group dated 04-27-2017 with latest revisions dated 08-04-2017, and as shown on Plat No. 40, made by Bowman Consulting Group dated 03-07-2017, with latest revisions made 03-30-17, entitled 'Plat to accompany agreement with DAVID W. WATERS (B), LLC', a copy of which is attached hereto and by this reference made a part hereof (collectively, the "Plat"), and to which Plat reference is hereby made for a more particular description of the Easement. The area encumbered by the Easement shall hereinafter be called the "Easement Area."

This document prepared by: Virginia Electric and Power Company – Pantego to Trowbridge Transmission Line
(Page 1 of 4 Pages) COR0559
Form No. 730628A1(JUN 09)

Power Line Easement- Page 2



Transmission Right of Way Agreement (NC) - (Page 2)

COMPANY shall have the right to assign, transfer, apportion or divide, without limitation, all or any parts of the rights, privileges or easements granted to COMPANY in this Agreement.

The Facilities now or hereafter installed shall remain the property of COMPANY. COMPANY shall have the rights to inspect, rebuild, remove, repair, maintain, improve, alter, modify, replace and relocate the Facilities or any part thereof within the Easement Area, and make such changes, replacements, alterations, substitutions, additions to or extensions of the Facilities within the Easement Area as COMPANY may from time to time deem advisable, in its sole and absolute discretion.

GRANTOR may use the Easement Area for any purpose which is not inconsistent with the rights granted to COMPANY herein, provided that no improvements of any kind (including, but not limited to, water, sewer, telephone, electric, gas, cable or other utilities or communications facilities or equipment) may hereafter be constructed, placed or installed by GRANTOR or permitted by GRANTOR to be constructed, placed or installed on, over, under, through, across or in the Easement Area, without COMPANY's prior written consent thereto, which consent may be withheld in COMPANY's sole discretion if COMPANY reasonably determines that any such use may or could injure, interfere with or endanger the construction, installation, operation, maintenance or repair of any Facilities, interfere with the exercise by COMPANY of any rights, privileges or easements granted to COMPANY in this Agreement or violate any health or safety standard, rule or regulation now or hereafter in effect.

COMPANY shall at all times have the right, without any additional payment and without any liability to GRANTOR or any third party, to keep the Easement Area clear of (a) all buildings, improvements and structures (except agricultural fences), and (b) all trees, limbs, shrubs, landscaping, vegetation and crops (subject to payment for such crops as set forth below) and all stumps, roots and undergrowth; and COMPANY shall have the further right to trim, fell, cut or remove any tree, limb, shrub, landscaping, vegetation and crops which is located outside the Easement Area which, in the sole opinion of COMPANY, may endanger the safe or proper operation of the Facilities, or which in falling or being felled, cut or removed could come within ten (10) feet of any of the Facilities. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth removed, cut or felled by COMPANY may be disposed of by COMPANY within four (4) months after they are removed or felled. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth cut or uprooted by COMPANY and not disposed of by COMPANY within four (4) months after they are cut or uprooted shall be the property of GRANTOR. All trees, limbs, shrubs, landscaping, vegetation, crops, stumps, roots and undergrowth cut or felled by COMPANY (whether within or outside of the Easement Area) and not removed by COMPANY may be placed in piles within the Easement Area by COMPANY, subject to applicable regulatory requirements, where they will not block streams or drainage ditches. Notwithstanding any provision in this paragraph to the contrary, all trees felled or cut by COMPANY outside the Easement Area one year or more after COMPANY initially cuts trees outside the Easement Area shall remain the property of GRANTOR. Under no circumstances shall COMPANY be obligated to pay or provide additional compensation of any kind to GRANTOR for any trees felled or cut by COMPANY within or outside the Easement Area in the exercise by Company of its rights under this paragraph. COMPANY shall have the right, but not the obligation, to plant trees, shrubs and other vegetation within the Easement Area at public road crossings.

For the purposes of constructing, inspecting, maintaining or operating the Facilities within the Easement Area or on GRANTOR's property or properties adjacent to GRANTOR's property, COMPANY shall have the right of ingress and egress on, over, through, across and upon the property of GRANTOR adjacent to the Easement Area. COMPANY shall have the further right of ingress to and egress from the rights of way, private roads, driveways and parking areas which may now or hereafter exist on the property of GRANTOR. All rights of ingress and egress shall be exercised in such manner as shall cause the least practicable damage and inconvenience to GRANTOR.

Power Line Easement- Page 3



Transmission Right of Way Agreement (NC) - (Page 3)

COMPANY shall repair damage to agricultural fences located inside or outside the Easement Area and to roads and other improvements located inside the Easement Area with COMPANY's prior written approval and shall pay GRANTOR reasonable costs for any damage to crops located inside or outside the Easement Area, when such damage results directly and solely from COMPANY's exercise of the rights herein granted, provided GRANTOR gives written notice to COMPANY of such damage to the aforesaid fences, roads and other improvements and crops and the agreed upon amounts due to GRANTOR for damaged crops, within sixty (60) days after any such damage occurs. Additionally, COMPANY shall repair damage to roads and other improvements located outside the Easement Area, when such damage results directly and solely from COMPANY's exercise of the rights herein granted, provided GRANTOR gives written notice to COMPANY of such damage within sixty (60) days after such damage occurs. GRANTOR and COMPANY understand, acknowledge and agree that trees, limbs, shrubs, landscaping, vegetation, stumps, roots or undergrowth shall not constitute crops for which GRANTOR may be entitled to compensation pursuant to this paragraph.

The cash consideration hereinabove mentioned is paid by COMPANY and accepted by GRANTOR as full and total payment for the Easement, for all trees, limbs, undergrowth, roots, stumps, shrubs, landscaping, vegetation, crops or other obstructions and all other rights, privileges and easements granted herein and that, except as otherwise provided in this Agreement, GRANTOR shall not be entitled to additional consideration for any trees, limbs, undergrowth, roots, stumps, shrubs, landscaping, vegetation, crops or other obstructions within or outside the Easement Area; provided, however, that GRANTOR shall be entitled to payment for crops damaged by COMPANY in exercising the rights herein after the completion of initial construction of COMPANY's facilities in the Easement Area.

GRANTOR covenants that it has the right to convey the Easement and all other rights, privileges and easements conveyed herein, that title is marketable and free of all encumbrances, that COMPANY shall have quiet and peaceable possession, use and enjoyment thereof, that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, and that GRANTOR shall execute such further assurances thereof as may be required by COMPANY.

TO HAVE AND TO HOLD said rights, privileges, and easements unto COMPANY, its successors and assigns, upon the terms and condition set forth herein. This Agreement shall run with GRANTOR's above-described land and inure to the benefit of and be binding upon COMPANY, GRANTOR, and their respective successors and assigns.

Power Line Easement- Page 4

BK 512 PG 479 DOC#310829



Transmission Right of Way Agreement (NC) - (Page 4)

IN WITNESS WHEREOF, this Easement has been executed under seal by Grantor, as of the date first above written.

GRANTOR:
DAVID W. WATERS (B), LLC, a North Carolina limited liability company

Sign: Colleen W Jones

Print Name: Colleen W. Jones

Title: Member/ Manager

STATE OF NORTH CAROLINA

COUNTY OF BEAUFORT

I, Mitchell B. McCarter, a Notary Public of UNION County, State of NORTH CAROLINA, do hereby certify that COLLEEN W. JONES, Manager / Member of DAVID W. WATERS (B), LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that by authority duly given and as the act of the limited liability company the foregoing Easement was signed in its name by him or her in such capacity.

Witness my hand and official seal this the 26 day of JULY, 2017.

Mitchell B. McCarter
Notary Public

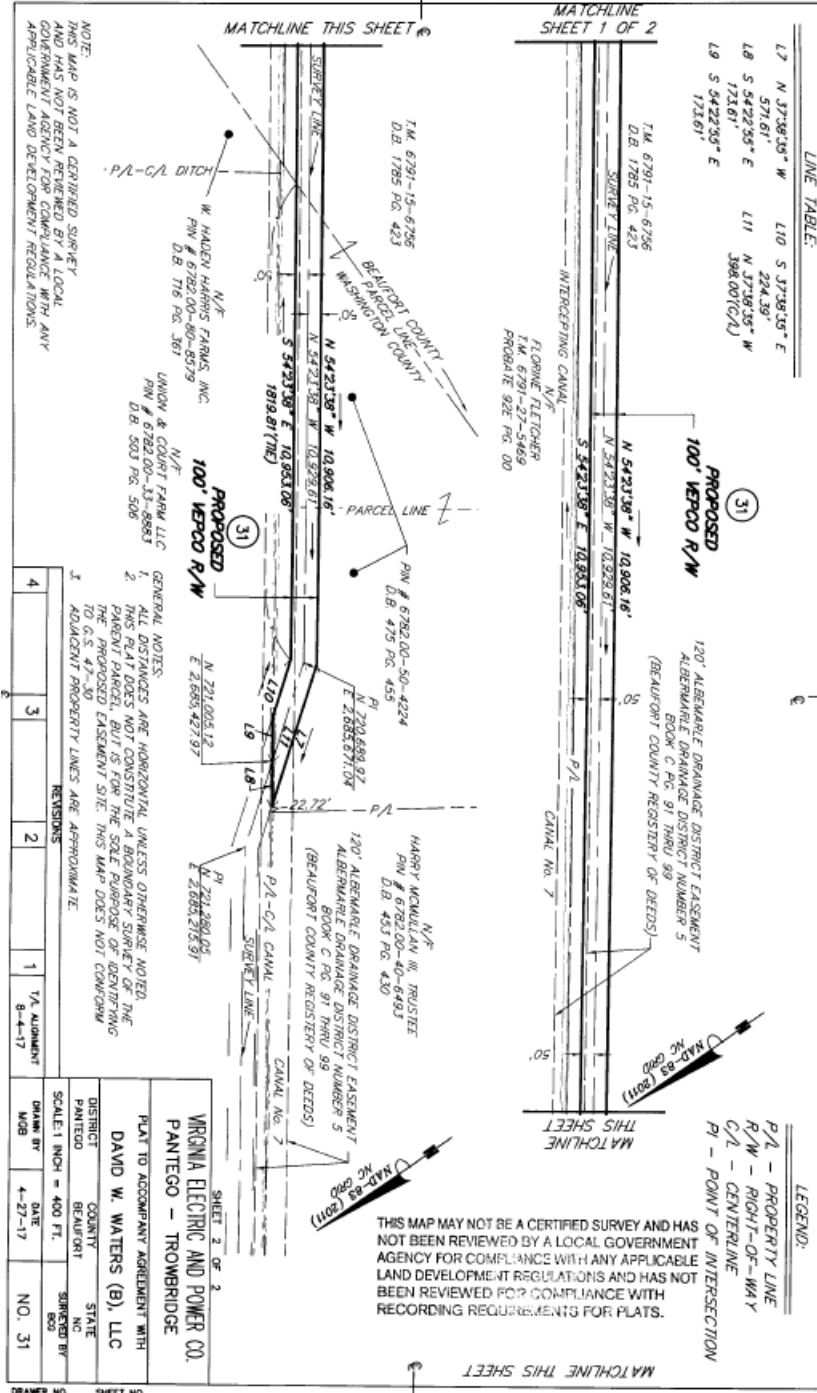
My commission expires: 2-9-2018



This document prepared by: Virginia Electric and Power Company Pantego to Trowbridge Transmission Line
(Page 4 of 4 Pages) COR0559
Form No. 730628A1(JUN 09)

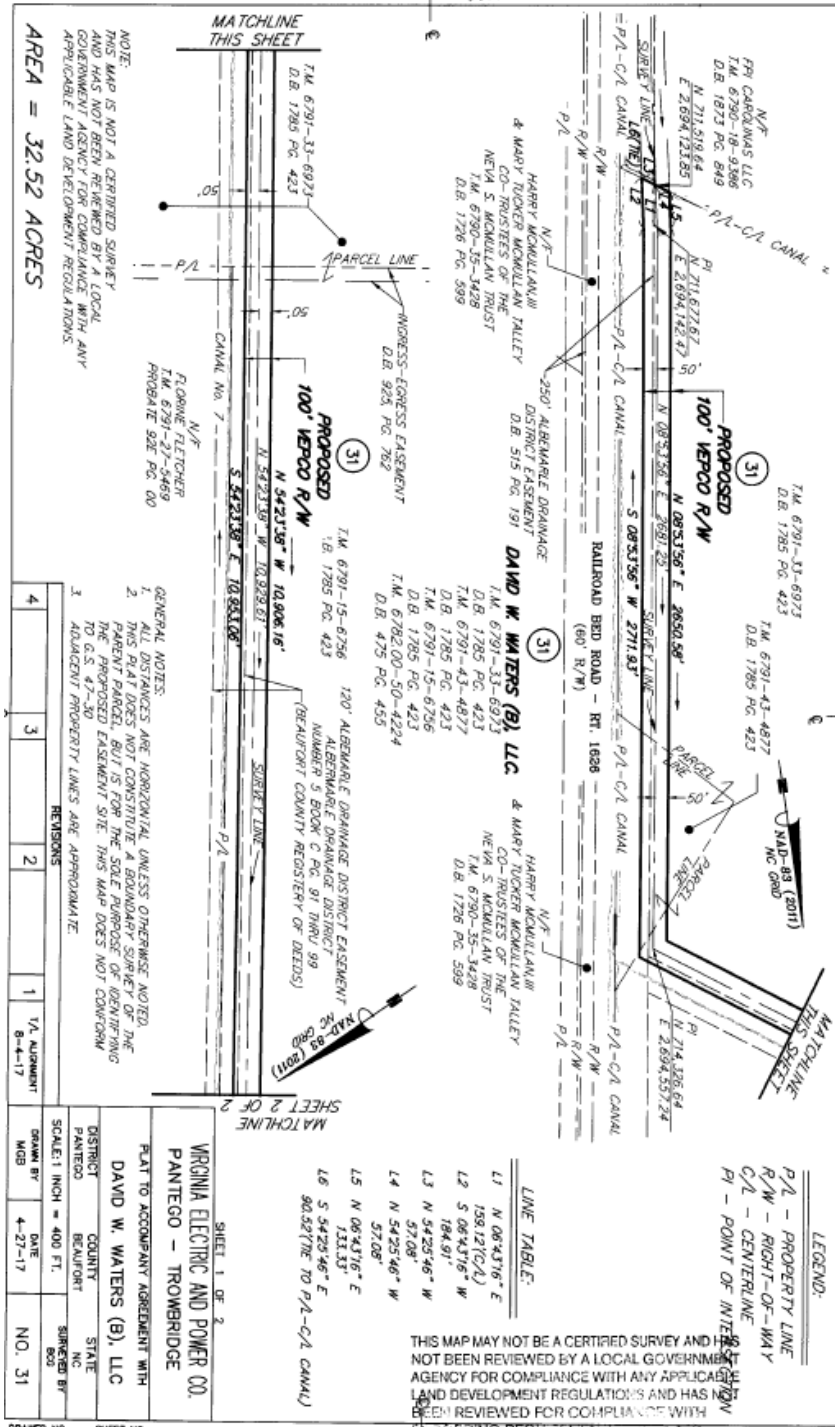
Power Line Easement- Page 5

BK 512 PG 480 DOC#310829
EXHIBIT



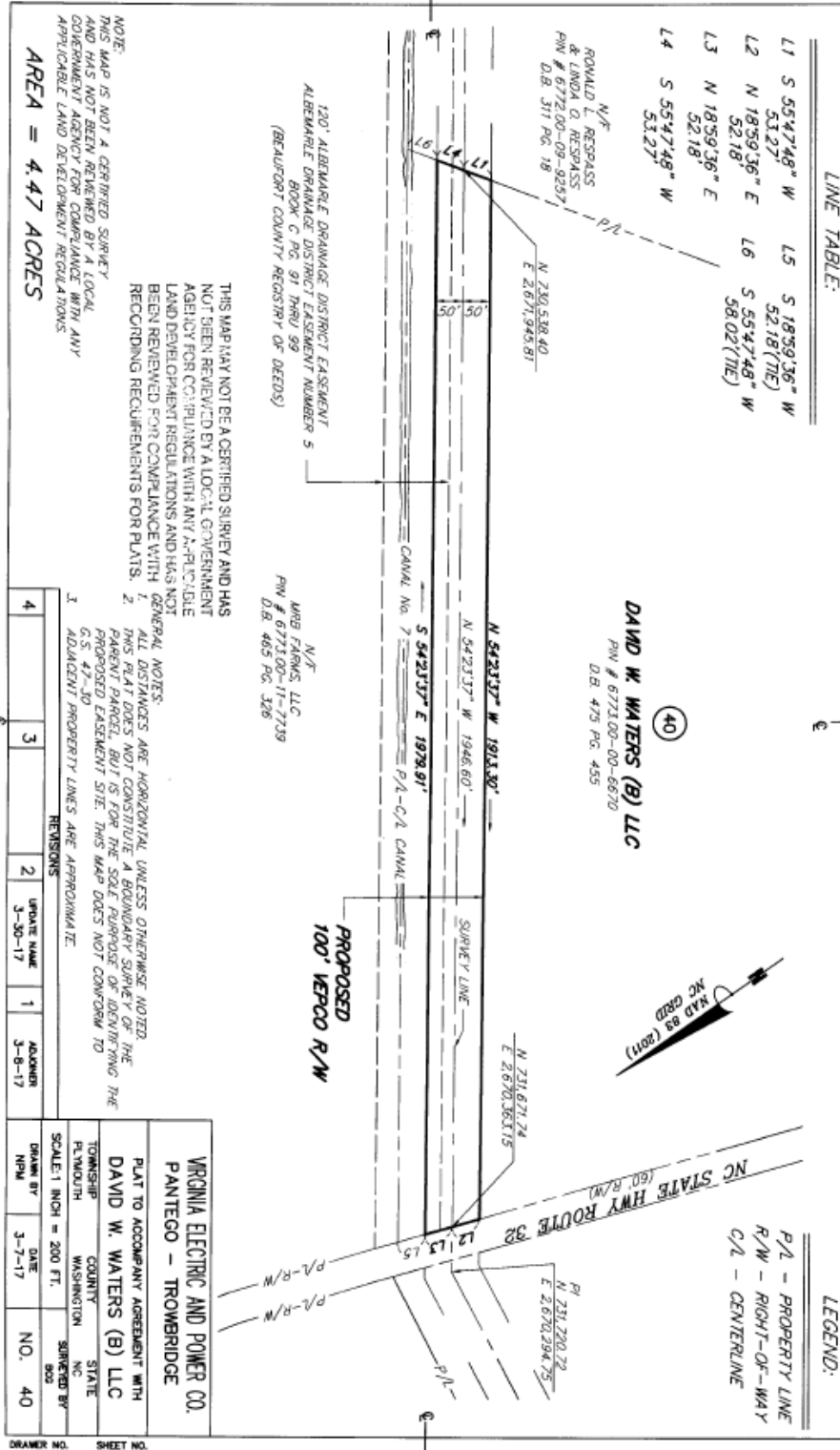
Power Line Easement- Page 6

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EXHIBIT



Power Line Easement- Page 7

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 EXHIBIT



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