

FILED	Apr 27, 2023
AT	03:34:25 PM
BOOK	02359
START PAGE	0193
END PAGE	0200
INSTRUMENT #	03583
EXCISE TAX	\$6,866.00

Excise Tax: \$6,866.00

Recording Time, Book and Page

Tax Lot No. _____

Parcel Identifier No.: Tract One: 9711-00-54-3377, 9711-00-54-2532,
9711-00-53-2846, 9711-00-54-2696
(*2023 PIN 9711-00-53-2846)

Tract Two: 9711-00-63-0000

Tract Three: 9711-00-73-0129

After recording mail to: Weatherspoon & Voltz LLP, 3700 Glenwood Ave., Suite 250, Raleigh, NC 27612
This instrument prepared by: Nicole S. Loeffler of Weatherspoon & Voltz LLP, a licensed North Carolina attorney.

Brief description for the Index

3 tracts: 133.1175 ac; 22.0118 ac; and
8.0283 ac

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 26th day of April, 2023, by and between

GRANTOR	GRANTEE
Myra L. Collins, widow	Ania ONN LLC, a North Carolina limited liability company
3000 Galloway Ridge, Apt B205 Pittsboro, NC 27312-8660	104 Green Park Lane Cary, NC 27518

The property conveyed by this instrument does not include the primary residence of the Grantor.

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

Submitted electronically by "Weatherspoon & Voltz LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

Grantee in fee simple, in all that certain lot or parcel of land situated in the County of Chatham, Hickory Mountain Township, State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 436, Page 683, Book 446, Page 738, Book 504, Page 69, Book 562, Page 335, and Book 1137, Page 280, Chatham County Registry.

A plat showing Tract One of the above-described property is recorded in Plat Book 2022, Page 344, Chatham County Registry.

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:

Covenants, easements and restrictions of record affecting said property and to 2023 ad valorem taxes.

[Remainder of Page Intentionally Blank; Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

Myra L. Collins
Myra L. Collins

STATE OF NORTH CAROLINA
COUNTY OF Chatham

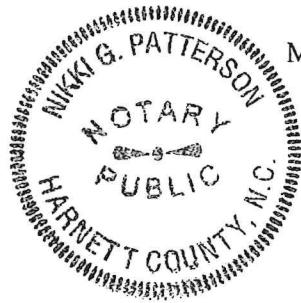
I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose stated therein and in the capacity indicated: Myra L. Collins

Date: April 26, 2023

Notary Public: Nikki G. Patterson

Printed Name: Nikki G. Patterson

(Notarial Seal)



My Commission Expires: 10-13-2027

EXHIBIT A**Legal Description****TRACT ONE:**

COMMENCING AT THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION "NCJL" HAVING NC GRID NORTH AMERICAN DATUM 1983 (NAD83) PUBLISHED COORDINATE OF NORTHING 739273.06 AND EASTING 1989789.68 FEET; THENCE, S69°39'21"W, 77,217.62 FEET TO A ¾" IRON PIPE FOUND IN THE WEST MARGIN OF THE 60 FOOT WIDE RIGHT OF WAY OF ALEX COCKMAN ROAD, STATE ROAD 2163; THENCE, ALONG THE NORTH LINE OF THE CARLENE SPILLER TRACT AS RECORDED DEED BOOK 537 PAGE 714 IN SAID DEED REGISTRY, N89°20'36"W, 1271.91 FEET TO A 2" IRON PIPE WITH GUARD ROCKS FOUND SHOWN AS POINT #36 ON A SURVEY BY RUFUS JOHNSON, PROFESSIONAL LAND SURVEYOR, AS RECORDED IN PLAT SLIDE 31-50 IN SAID DEED REGISTRY, SAID POINT BEING THE NORTHWEST CORNER OF SAID SPILLER TRACT AND THE NORTHEAST CORNER OF THE GWYNNE COCKMAN TRACT AS RECORDED IN DEED BOOK 416 PAGE 288 IN SAID DEED REGISTRY, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF SAID COCKMAN TRACT, N88°40'33"W, 2239.86 FEET TO A ¾" IRON PIPE WITH GUARD ROCKS FOUND AT AN OLD FENCE CORNER AT THE NORTHWEST CORNER OF SAID COCKMAN TRACT AND IN THE EAST LINE OF THE ROBERT A. AND PEGGY A. MOWERY TRACT AS RECORDED IN DEED BOOK 750 PAGE 942 IN SAID DEED REGISTRY; THENCE, ALONG SAID EAST LINE OF MOWERY TRACT, N04°36'57"E, 960.73 FEET TO A #5 REBAR FOUND AT AN OLD FENCE CORNER AT THE NORTHEAST CORNER OF SAID MOWERY TRACT AND THE SOUTHEAST CORNER OF THE BRUCE E. AND KATHRYN G. DAVIS TRACT AS RECORDED IN DEED BOOK 619 PAGE 680 IN SAID DEED REGISTRY; THENCE, ALONG THE EAST LINE OF SAID DAVIS TRACT THE FOLLOWING FIVE (5) COURSES;

- 1) N04°36'57"E, 248.14 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND;
- 2) N01°14'36"W, 257.51 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND;
- 3) N20°27'40"E, 513.80 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND;
- 4) N04°56'02"E, 198.34 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND;
- 5) N04°56'02"E, 47.04 FEET TO A ¾" IRON PIPE SET IN THE CENTERLINE OF THE 60 FOOT WIDE RIGHT OF WAY OF ELMER KECK ROAD, STATE ROAD 2166, AS SHOWN ON SAID RUFUS JOHNSON SURVEY, BEING 4.0' NORTHERLY OF CENTERLINE OF THE EXISTING GRAVEL ROAD SURFACE;

THENCE, ALONG THE CENTERLINE OF SAID ELMER KECK ROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

- 1) E N65°55'48"E, 344.21 FEET TO A ¾" IRON PIPE SET, BEING 6.4' NORTHERLY OF CENTERLINE OF SAID GRAVEL ROAD SURFACE;
- 2) N66°40'47"E, 422.39 FEET TO A ¾" IRON PIPE SET, BEING 1.1' NORTHERLY OF CENTERLINE OF THE EXISTING ELMER KECK ROAD GRAVEL SURFACE;
- 3) N64°10'22"E, 200.06 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF SAID GRAVEL ROAD SURFACE AT THE WEST CORNER OF THE SHANNON BURKE TRACT AS RECORDED IN DEED BOOK 2252 PAGE 1084 IN SAID DEED REGISTRY;

THENCE, ALONG THE SOUTHERN LINES OF SAID BURKE TRACT THE FOLLOWING SIX (6) COURSES;

- 1) N89°36'06"E, 256.80 FEET TO A #7 REBAR FOUND, BEING ALSO AT THE SOUTHEAST TERMINUS OF A 15-FOOT WIDE PERPETUAL ACCESS EASEMENT AS RECORDED IN DEED BOOK 431 PAGE 569 IN SAID DEED REGISTRY, BEING ALSO THE NORTHEAST TERMINUS OF A 15-FOOT WIDE PERPETUAL ACCESS EASEMENT AS RECORDED IN DEED BOOK 431 PAGE 569 IN SAID DEED REGISTRY;
- 2) THENCE, CONTINUING ALSO ALONG EAST LINE OF SAID EASEMENT, S06°44'19"E, 48.78 FEET TO A ¾" IRON PIPE FOUND;
- 3) THENCE, CONTINUING ALSO ALONG EAST LINE OF SAID EASEMENT, S01°38'01"W, 221.54 FEET TO A ¾" IRON PIPE FOUND;
- 4) THENCE, LEAVING EAST LINE OF SAID EASEMENT, S87°16'05"E, 196.65 FEET TO 1" PINCHED IRON PIPE FOUND;
- 5) N85°07'09"E, 351.93 FEET TO A 1" IRON PIPE WITH GUARD ROCKS FOUND;
- 6) N32°11'01"E, 300.33 FEET TO A 1" PINCHED IRON PIPE WITH GUARD ROCKS FOUND AT THE SOUTHWEST CORNER OF THE VERGIE H. ARRINGTON TRACT AS RECORDED IN DEED BOOK 942 PAGE 668 IN SAID DEED REGISTRY;

THENCE, ALONG THE SOUTH LINE OF SAID ARRINGTON TRACT, N89°41'09"E, 508.89 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND AT AN OLD FENCE CORNER AT THE SOUTHEAST CORNER OF SAID ARRINGTON TRACT AND IN THE WEST LINE OF THE CUNNINGHAM TRACT AS RECORDED IN DEED BOOK 1154 PAGE 491 IN SAID DEED REGISTRY, ALSO SHOWN AS POINT #9 ON SAID RUFUS JOHNSON SURVEY DEPICTING THE NORTHERN TERMINUS OF AN AGREED BOUNDARY LINE PER NOTE "R" OF SAID RUFUS JOHNSON SURVEY;

THENCE, ALONG SAID AGREED LINE, S01°43'18"W, 1272.54 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND AT AN OLD FENCE CORNER AT THE SOUTHWEST CORNER OF SAID CUNNINGHAM TRACT, SHOWN AS POINT #64 ON SAID RUFUS JOHNSON SURVEY DEPICTING THE SOUTHERN TERMINUS OF SAID AGREED LINE, BEING ALSO THE NORTHERN TERMINUS OF A SECOND BOUNDARY LINE AGREEMENT SHOWN ON SAID RUFUS JOHNSON SURVEY AND LATER RECORDED IN DEED BOOK 446 PAGE 588 IN SAID DEED REGISTRY;

THENCE, ALONG SAID SECOND AGREED LINE THE FOLLOWING THREE (3) COURSES;

- 1) S01°42'07"W, 411.31 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND AT AN OLD FENCE CORNER AT THE SOUTHWEST CORNER OF LOT 5, CAROLINA RIDGE SUBDIVISION AS RECORDED IN PLAT SLIDE 2003 PAGE 58 IN SAID DEED REGISTRY, SHOWN AS POINT #63 ON SAID RUFUS JOHNSON SURVEY;
- 2) N89°22'39"W, 340.06 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND, SHOWN AS POINT #65 ON SAID RUFUS JOHNSON SURVEY;
- 3) S01°00'43"W, 964.96 FEET TO SAID POINT #36 OF SAID RUFUS JOHNSON SURVEY, THE SOUTHERN TERMINUS OF SAID SECOND AGREED LINE, BEING ALSO THE PLACE AND POINT OF BEGINNING,

CONTAINING 133.1175 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA SURVEY ENTITLED "ALTA SURVEY OF TRACTS ONE, TWO & THREE", DATED APRIL 1, 2023,

AND PREPARED BY MAERSTAN, PLLC, RICHARD ELLIS BULLOCK, JR., L-3266, WHICH ALTA SURVEY IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE THERETO.

TOGETHER WITH THAT CERTAIN PERPETUAL RIGHT OF INGRESS AND REGRESS OVER AND ALONG THAT CERTAIN ROAD LEADING FROM THE WESTERN MARGIN OF THE PROPERTY TO SR 2166 AS MORE FULLY SET FORTH IN THAT CERTAIN DEED AT BOOK 504, PAGE 69, CHATHAM COUNTY REGISTRY.

TRACT TWO:

COMMENCING AT THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION "NCJL" HAVING NC GRID NORTH AMERICAN DATUM 1983 (NAD83) PUBLISHED COORDINATE OF NORTHING 739273.06 AND EASTING 1989789.68 FEET; THENCE, S69°39'21"W, 77,217.62 FEET TO A ¾" IRON PIPE FOUND IN THE WEST MARGIN OF THE 60 FOOT WIDE RIGHT OF WAY OF ALEX COCKMAN ROAD, STATE ROAD 2163, ON THE NORTH LINE OF THE CARLENE SPILLER TRACT AS RECORDED DEED BOOK 537 PAGE 714 IN SAID DEED REGISTRY, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF SAID SPILLER TRACT, N89°20'36"W, 1271.91 FEET TO A 2" IRON PIPE WITH GUARD ROCKS FOUND SHOWN AS POINT #36 ON A SURVEY BY RUFUS JOHNSON, PROFESSIONAL LAND SURVEYOR, AS RECORDED IN PLAT SLIDE 31-50 IN SAID DEED REGISTRY, BEING THE SOUTHERN TERMINUS OF A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 446 PAGE 588 IN SAID DEED REGISTRY;

THENCE, ALONG SAID AGREED LINE THE FOLLOWING TWO (2) COURSES;

- 1) N01°00'43"E, 964.96 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND, SHOWN AS POINT #65 ON SAID RUFUS JOHNSON SURVEY
- 2) S89°22'39"E, 340.06 FEET TO A #5 REBAR WITH GUARD ROCKS FOUND AT AN OLD FENCE CORNER AT THE SOUTHWEST CORNER OF LOT 5, CAROLINA RIDGE SUBDIVISION AS RECORDED IN PLAT SLIDE 2003 PAGE 58 IN SAID DEED REGISTRY, SHOWN AS POINT #63 ON SAID RUFUS JOHNSON SURVEY;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 5 AND LOT 4 OF SAID CAROLINA RIDGE SUBDIVISION, S89°21'54"E, 391.88 FEET TO 1" IRON PIPE FOUND AT THE SOUTH WEST CORNER OF LOT 3 OF SAID CAROLINA RIDGE SUBDIVISION; THENCE, S01°00'50"W, 506.13 FEET TO A 1" IRON PIPE FOUND; THENCE, S86°00'46"E, 606.38 FEET TO THE CENTERLINE OF SAID ALEX COCKMAN ROAD; THENCE, ALONG SAID CENTERLINE THE FOLLOWING SEVEN (7) COURSES:

- 1) S16°39'48"W, 34.22 FEET TO A RAILROAD SPIKE FOUNED;
- 2) S15°29'20"W, 47.99 FEET TO A POINT;
- 3) S14°08'12"W, 47.94 FEET TO A POINT;
- 4) S09°58'29"W, 82.30 FEET TO A POINT;
- 5) S03°38'04"W, 84.04 FEET TO A POINT;
- 6) S02°06'34"E, 71.72 FEET TO A POINT;
- 7) S08°10'00"E, 62.00 FEET TO A POINT IN THE NORTH LINE OF SAID SPILLER TRACT;

THENCE, ALONG SAID NORTH LINE, N89°20'36"W, 30.59 FEET TO THE PLACE AND POINT OF BEGINNING,

CONTAINING 22.0118 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA SURVEY ENTITLED "ALTA SURVEY OF TRACTS ONE, TWO & THREE", DATED APRIL 1, 2023, AND PREPARED BY MAERSTAN, PLLC, RICHARD ELLIS BULLOCK, JR., L-3266, WHICH ALTA SURVEY IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE THERETO.

TRACT THREE:

COMMENCING AT THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION "NCJL" HAVING NC GRID NORTH AMERICAN DATUM 1983 (NAD83) PUBLISHED COORDINATE OF NORTHING 739273.06 AND EASTING 1989789.68 FEET; THENCE, S69°56'28"W, 77,030.38 FEET TO A 1" IRON PIPE FOUND IN THE WEST MARGIN OF THE 60 FOOT WIDE RIGHT OF WAY OF ALEX COCKMAN ROAD, STATE ROAD 2163, BEING ON THE COMMON LINE OF LOT 1A AND LOT 2 ON SAID FINCH SURVEY, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE SAID COMMON LINE THE FOLLOWING TWO (2) COURSES;

- 1) N86°00'46"W, 576.38 FEET TO A 1" IRON PIPE FOUND;
- 2) N01°00'50"E, 506.13 FEET TO A 1" IRON PIPE FOUND AT THE COMMON CORNER OF LOT 3 AND LOT 4 OF THE CAROLINA RIDGE SUBDIVISION AS RECORDED IN PLAT SLIDE 2003 PAGE 58 IN SAID DEED REGISTRY;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 3, LOT 2 AND LOT 1 OF SAID CAROLINA RIDGE SUBDIVISION, N77°00'42"E, 836.02 FEET TO THE CENTERLINE OF SAID ALEX COCKMAN ROAD;

THENCE, ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

- 1) S11°48'55"W, 33.34 FEET TO A POINT;
- 2) S13°23'35"W, 74.91 FEET TO A POINT;
- 3) S15°37'11"W, 37.38 FEET TO A POINT;
- 4) S13°52'59"W, 37.58 FEET TO A POINT;
- 5) S16°14'36"W, 74.99 FEET TO A POINT;
- 6) S17°05'53"W, 74.86 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 1B OF THE DAVID A. KOPF, MYRA L. COLLINS, JESS T. SPILLER AND CARLENE S. SPILLER SUBDIVISION AS RECORDED PLAT SLIDE 2004-254 IN SAID DEED REGISTRY;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1A AND LOT 1B THE FOLLOWING THREE (3) COURSES;

- 1) N79°27'24"W, 388.40 FEET TO A 1" IRON PIPE FOUND;
- 2) S18°03'04"W, 226.24 FEET TO A 1" IRON PIPE FOUND
- 3) S79°36'18"E, 389.53 TO THE CENTERLINE OF SAID ALEX COCKMAN ROAD;

THENCE, ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) S17°51'18"W, 74.97 FEET TO A POINT;
- 2) S17°43'13"W, 74.96 FEET TO A POINT;
- 3) S17°12'58"W, 60.18 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 1A AND
NORTHEAST CORNER OF LOT 2 OF SAID FINCH SURVEY;

THENCE, ALONG THE SAID COMMON LINE N86°00'46"W, 30.00 FEET TO THE PLACE AND
POINT OF BEGINNING,

CONTAINING 8.0283 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN ALTA SURVEY
ENTITLED "ALTA SURVEY OF TRACTS ONE, TWO & THREE", DATED APRIL 1, 2023, AND
PREPARED BY MAERSTAN, PLLC, RICHARD ELLIS BULLOCK, JR., L-3266, WHICH ALTA
SURVEY IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE THERETO.