

This instrument prepared by, McCollum Law PC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Burke County, NC Tax Collector upon disbursement of closing proceedings.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$297.00

Parcel Identifier No.: 31378

This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney. Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: Investors Title Company

THIS DEED made this 1st day of August, 2024, by and between

GRANTOR(S)

Darron Arthur Enderby and Kristin Nicole Enderby, a married couple

3610 Weatherly Lane
Shelby, North Carolina 28150

GRANTEE(S)

Straight Arrow Lands, LLC, a Texas Limited Liability Company

11816 Inwood Rd
Dallas, Texas 75244

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 Grantee in fee simple, all that certain lot or parcel of land situated in City of Pittsboro, Chatham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Property Address: 0 Mount Gilead Church Road Connelly Springs, North Carolina 27312

The property herein described is or is not the primary residence of the Grantors.

Submitted electronically by "McCollum Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Burke County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 2503, Page 37, Burke 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 warrants and 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:

Restrictions of Record if any.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Darron Arthur Enderby (SEAL)
Darron Arthur Enderby

Kristin Nicole Enderby (SEAL)
Kristin Nicole Enderby

STATE OF NORTH CAROLINA
COUNTY OF Cleveland

I, Ian Jemal White Notary Public, do hereby certify that Darron Arthur Enderby and Kristin Nicole Enderby personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 1 day of August, 2024.

Ian Jemal White
Official Signature of Notary
Printed or typed name of Notary Ian Jemal White

My Commission Expires: 3-1-2026

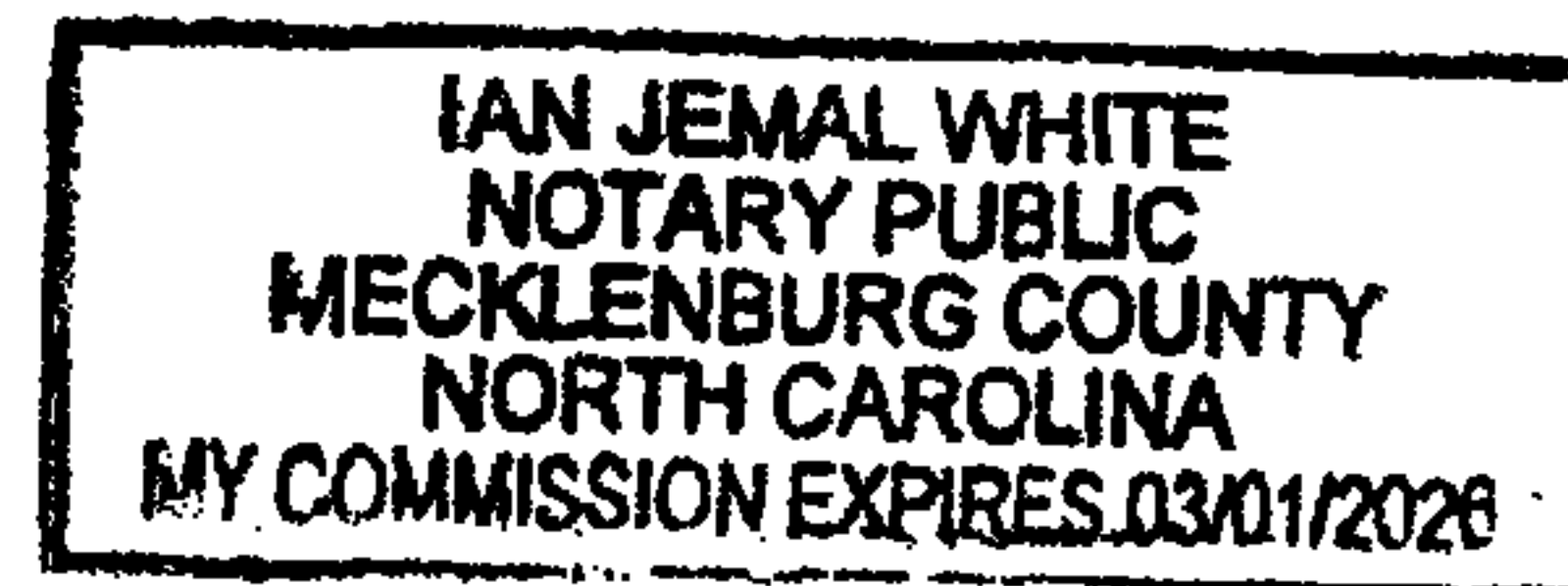


EXHIBIT "A"

BEGINNING on a point in the centerline of Mount Gilead Church Road (SR 1905) in the Burke County - Cleveland County line, a common corner with the property of George W. McGee and Denise R. McGee (Book 1184, Page 974, Parcel 3276-1-30) and the property of Franklin Bradshaw and Joyce F. Bradshaw (Book 1339, Page 1155, Parcel 3272-1-37), and runs from said BEGINNING point with the centerline of Mount Gilead Church Road (SR 1905) the following nine (9) courses and distances: (1) North 36-58-27 East 295.00 feet, (2) a curve having a Radius of 1,002.84 feet, length of 290.69 feet, chord distance of 289.68 feet, a chord bearing of North 45- 16-42 East, (3) North 53-34-57 East 164.21 feet, (4) North 56-45-22 East 184.63 feet, (5) a curve having a radius of 792.97 feet, length of 149.66 feet, chord distance of 149.44 feet, and chord bearing of North 51-20-57 East, (6) North 45-56-33 East 106.84 feet, (7) a curve having a radius of 882.28 feet, length of 202.66 feet, chord distance of 202.22 feet, and chord bearing of North 52- 31-23 East, (8) a curve having a radius of 1,063.91 feet, length of 101.59 feet, chord distance of 101.55 feet, and chord bearing of North 56-22-05 East; and (9) North 53-37-57 East 85.92 feet to a point in the centerline of Mount Gilead Church Road (SR 1905), a common corner with the property of Bobby O. Towery et al (Book 0, Page 305, Parcel 93-2-5-2) and the property of the Earl Chapman and Azalee Chapman life estate (Book 955, Page 47, Parcel 93-2-4-11), thence with the property of the Earl Chapman and Azalee Chapman life estate, South 23-12-13 East 112. 68 feet to a bolt (found), thence with the property of Coleman Anderson Doggett (Book 218, Page 102, Parcel 93-2-4-18U) the following four (4) courses and distances: (1) South 23-08-15 East 112.29 feet to a bent rebar, found, at a bent pipe on the edge of an old road bed, (2) South 23-08-15 East 659.78 feet to a #4 rebar, found, at a tall 1.50' pipe, (3) South 47-47-17 West 230.97 feet to a #4 rebar, found, at a tall 1.50' pipe, (4) South 31-09-41 East 1,055.80 feet to a #4 rebar (found) at a tall 1.50' pipe, a common corner with the property of Coleman Anderson Doggett (Book 218, Page 102, Parcel 93-2-4-18U), thence with the Cleveland County line and the property of Robert A. Payne and Marisa Payne (Book 1094, Page 089, Parcel 3272-1-42U) the following four (4) courses and distances: (1) South 67-36-13 West 131.51 feet to a rebar (reset) based on old survey, (2) South 79-04-38 West 192.64 feet to a bent #4 rebar, found; (3) South 76-55-26 West 229.51 feet to a #4 bent rebar, found, (4) North 86-48-51 West 345.98 feet to a #4 rebar, found, thence with the Burke County -Cleveland County line, the top of the ridge and the property of Jerry West (Book 1090, Page 1817), said point being located N01ih 16-39-49 East 4,174.91 feet from a N.C. Grid Monument "Willis" having coordinates of N = 666660.9610 and E = 1228270.4860, thence with the property of Jerry West (Book 1090, Page 1817) the following nine (9) courses and distances: (1) North 24-50-09 West 135.05 feet to a #4 rebar, (2) North 47-33-59 West 146.14 feet to arebar, reset, based on old survey, (3) North 47-57-23 West 138.00 feet to a#4 rebar, (4) North 26-33-33 West 137.43 feet to a #4 rebar, found; (5) North 52-51-52 West 134.16 feet to a #4 rebar, found, (6) South 67-40-13 West 26.76 feet to a #4 rebar, found, (7) North 66-53-15 West 179.75 feet to a #4 rebar, found, (8) South 81-24-41 West 141.07 feet to a #4 rebar, found, and (9) North 62-54-27 West 12.02 feet to a #4 rebar, found, common corner with the property of Jerry West (Book 1090, Page 1817), said point being located South 62-46-04 East 122.76 feet from a #4 rebar, found, thence with the property of Franklin Bradshaw and Joyce F. Bradshaw (Book 1339, Page 1155, Parcel 3272-1-37) North 31-56-30 West 463.25 feet to the point ofBEGINNING, containing 45.01 acres, more or less, and being the tract located South of Mount Gilead Church Road (SR 1905), as shown on survey captioned "Survey for R2-V2 Mountain, LLCt prepared by Lattimore & Peeler Surveying, dated January 10, 2006, and revised February 1, 2006.

Property Address: 0 Mount Gilead Church Road Connelly Springs, North Carolina 27312