

DATE 2022-08-15 BY HW**HAYWOOD COUNTY TAX CERTIFICATION**

Gregory W. West, Haywood County Tax Collector

Date: 2022-08-15 By: twatkins

There are no delinquent taxes due that are a lien against parcel(s)

2022008655

HAYWOOD COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$1800.00

PRESENTED & RECORDED

08/15/2022 02:48:28 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: STACY C. MOORE

ASSISTANT

BK: RB 1069**PG: 1492 - 1495****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise tax: \$ 1,800.00 (\$900,000.00)

Parcel Identifier No. 8615-99-6556

Mail after recording to: Joel Weaver

This instrument was prepared by: Frank G. Queen, Attorney, Waynesville NC 28786

THIS DEED is made this 8 day of August, 2022, between

GRANTOR

Haywood Electric Membership Corporation

Address: 376 Grindstone Road, Waynesville
NC 28785If checked, this WAS a Grantor's Principal
Residence (otherwise ignore): [☐]

GRANTEE

JD Farms of Whiteside Cove, LLC, a North
Carolina limited liability companyAddress: 5 Chloe Lane, Waynesville NC
28786

The designations Grantor and Grantee shall include the parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSES that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in the Town of Waynesville, Waynesville Township, Haywood County, North Carolina, more particularly described as follows:

See attached Exhibit A, describing 1560 Asheville Highway,
Waynesville NC 28786.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 exceptionssubmitted electronically by "Joel R Weaver PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Haywood County Register of Deeds.

hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way of record, and 2022 ad valorem taxes.

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

Haywood Electric Membership Corporation

By: *Thomas H. Batchelor*
Thomas H. Batchelor, Executive Vice
President and Chief Executive Officer

Haywood County, State: North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas H. Batchelor, Executive Vice President and Chief Executive Officer.



August 8, 2022
Date

Melissa G. Earley
Official Signature of Notary
Notary Public
Notary's printed or typed name:
Melissa G. Earley

My commission expires: April 21, 2027

EXHIBIT A

1560 Asheville Road, Waynesville NC 28786 – 8615-99-6556

Tract One – (Deed Book 142, page 192)

BEGINNING at an iron stake at the southeast edge of the pavement for U.S. Highway Nos. 19 and 23, in the line between Lots Nos. 4 and 5 of the Leroy Francis Estate, and runs S. 28 deg. 20' E. 300 feet to an iron stake; thence S. 56 deg. 20' W. 150 feet to an iron stake; thence N. 28 deg. 20' W. 300 feet to an iron stake at the southeast edge of the pavement of said highway; thence N. 56 deg. 20' E. 150 feet to the BEGINNING, being a part of Lot #4 of the Leroy Francis Estate survey made by J. R. Terrell.

BEING the identical property conveyed to Haywood Electric Membership Corporation by deed dated December 2, 1949, recorded in Book 142, page 192, but EXCEPTING that portion of this tract conveyed to the North Carolina Department of Transportation by deed dated April 25, 2001, recorded in Book 496, page 1834, Haywood County Registry.

Tract Two -- (Deed Book 247, page 714)

BEGINNING on a stake, the southeast corner of the Haywood Electric Membership Corporation lot, and runs thence South 28 deg. 20 min. East 300 feet to an iron pin in the Hester Francis West line; thence South 56 deg. 20 min. West 150 feet to an iron pin; thence North 28 deg. 20 min. West 300 feet to a stake, the Southwest corner of the Haywood Electric Membership Corporation lot; thence North with the back line of the Haywood Electric Membership Corporation lot, North 56 deg. 20 min. East 150 feet to a stake, the BEGINNING point, containing 1.03 acres, more or less, and BEING a small portion of the J. Harley Francis Estate lands.

BEING the identical property conveyed to Haywood Electric Membership Corporation by deed dated June 8, 1971, recorded in Book 247, page 714.

Tract Three -- (Deed Book 320, page 213)

BEGINNING on an iron pin, the Southwest corner of Haywood Electric Membership Corporation property (Deed Book 247, Page 714) and runs thence with the line of said Haywood Electric Membership Corporation property, North 56 deg. 20 min. 00 sec. East 150 feet to an iron pin in

Whisenhunt line; thence with the Whisenhunt line, South 28 deg. 48 min. 45 sec. East 345.63 feet to a concrete monument in John M. Queen's line; thence North 88 deg. 31 min. 59 sec. West 175.65 feet to a concrete monument, corner of Francis property; thence North 28 deg. 17 min. 26 sec. West 244.38 feet to an iron pin, the BEGINNING point, containing 1.02 acres, more or less, and being a small portion of the J. Harley Francis Estate lands.

BEING the identical property conveyed to Haywood Electric Membership Corporation by deed dated November 10, 1980, recorded in Book 320, page 213, Haywood County Registry.

In spite of the use of three legal descriptions for historical conveyancing purposes, the parties intend to retain a single PIN number for the property.