

This certifies that there are no delinquent taxes due Caldwell County and no delinquent municipal taxes that Caldwell County is Charged to collect. Certification expires January 6th of the year following certification date. Parcel Identification Number: 2785076185. This is not a certification that the Caldwell County Parcel Identification Number matches the Deed Description.

BK 2099 PG 1787 - 1792 (6)

DOC# 10091530

This Document eRecorded:

12/22/2023 01:47:51 PM

Fee: \$26.00

Tax: \$0.00

JOSH ANGLE  
TAX COLLECTOR

DATE: 12/22/2023  
CLERK:CM

Caldwell County, North Carolina  
Wayne L. Rash, Register of Deeds

**Excise Tax: \$0.00**

\* No excise tax is payable on this deed because no money or property is due or payable by transferee to transferor. (See NCGS §105-228.29)

Tax Lot No. \_\_\_\_\_ NCPIN 2785076185

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By \_\_\_\_\_

Mail after recording to: Lynn F. Chandler, Shumaker, Loop & Kendrick, LLP, 101 S. Tryon Street, Charlotte, Suite 2200, NC, 28280

This instrument was prepared by: Shumaker, Loop & Kendrick, LLP, 101 South Tryon Street, Suite 2200, Charlotte, NC 28280 (No title search or opinion rendered by preparer).

Brief Description for the Index: See Exhibit A

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 19<sup>th</sup> day of December, 2023, by and between

**GRANTOR**

**W. CORPENING INVESTMENTS LIMITED PARTNERSHIP**, a Georgia limited partnership.

P.O. Box 200  
Granite Falls, NC 28630

**GRANTEE**

**CORPENING REAL ESTATE LLC**, a North Carolina limited liability company.

205 Hales Wood Road  
Chapel Hill, NC 27517

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Lovelady Township, Caldwell County, North Carolina, and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein.**

#30077258v1

Submitted electronically by "Shumaker, Loop & Kendrick, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Caldwell County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1211, Page 1463 of the Caldwell County Public Registry, which was corrected by that certain Correction Deed recorded in Book 1213, Page 972 of the Caldwell County Public Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a Grantor.

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:

1. Exceptions and reservations contained in this deed and/or in instruments referenced herein.
2. Presently enforceable easements, covenants, conditions, restrictions, reservations, rights-of-way, and other instruments of public record.
3. Ad Valorem property taxes for the year 2023 not yet due and payable, which have been prorated by the parties and which Grantee agrees to pay when due.
4. Matters shown on the record plats describing the property and all matters that would be shown on a current and accurate survey of the property herein conveyed.

[SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal and delivered.

W. CORPENING INVESTMENTS LIMITED PARTNERSHIP (SEAL)

By: CORPENING MANAGEMENT, LLC, General Partner

By: John Hardin Corpening, Manager of Corpening Management, LLC

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, a Notary Public of the State aforesaid certify that JOHN HARDIN CORPENING personally appeared before me this day and acknowledged that he duly and voluntarily executed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: December 19th, 2023

(OFFICIAL STAMP-SEAL)

Official Signature of Notary Public

Augustus Geackson IV Printed Name of Notary Public

My commission expires: 03-27-2027

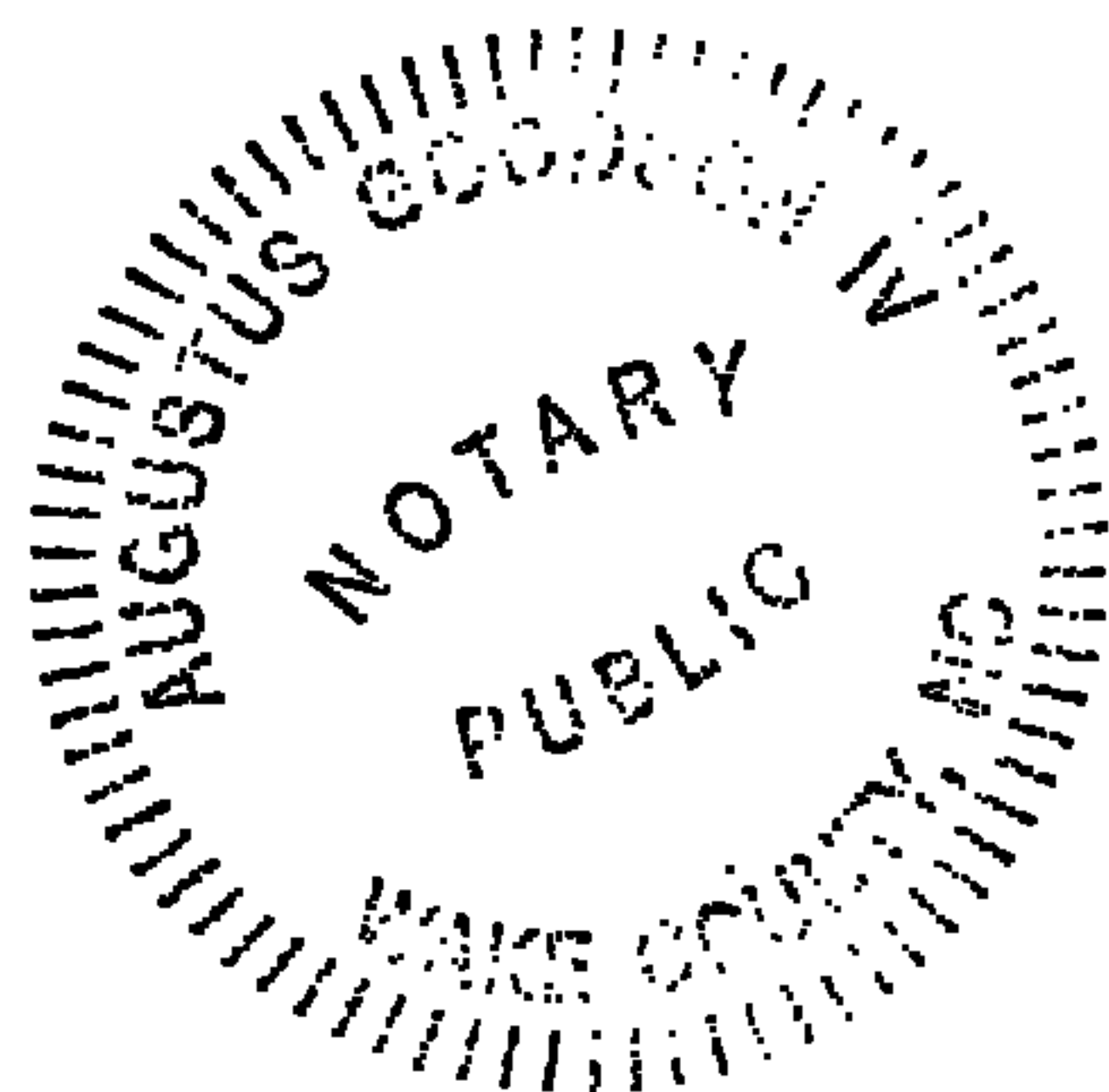


EXHIBIT A

**BEGINNING** on a 1/2" iron pipe in the line of that property belonging to Charles O. Coffey whose deed is recorded in Deed Book 877, Page 617 in the Caldwell County Registry, the same being located: South 39° 44' 22" East 1,451.07 feet (horizontal distance) from NCGS Station "Carswell" which bears the North Carolina Grid Coordinates of N=758,610.563 and E=1,279,358.973 (1983 Datum). Thence from the POINT OF BEGINNING and with the line of Coffey for two (2) reference calls as follows: South 00° 25' 53" East 175.11 feet to a 1/2" iron pipe; South 29° 35' 12" East 425.58 feet to a 1/2" rebar, a corner for that property belonging to William N. Corpening whose deed is recorded in Deed Book 659, Page 1048 in the Caldwell County Registry, the TRUE POINT OF BEGINNING. Thence from the TRUE POINT OF BEGINNING South 82° 59' 29" East 466.82 feet to an 18" hickory tree, a corner for that property belonging to Jack E. Moore whose deed is recorded in Deed Book 664, Page 1139 in the Caldwell County Registry. Thence with Moore for two (2) calls as follows: South 32° 07' 33" East 107.81 feet to a 1/2" iron pipe on the bank of Billy Branch; South 13° 35' 55" West 150.42 feet to a point in the old creek bed a corner in the line of that property belonging to Shuford Mills, Inc. whose deed is recorded in Deed Book 233, Page 108 in the Caldwell County Registry. Thence with Shuford Mills for four (4) calls as follows: South 6° 46' 27" East 65.00 feet to a point; South 3° 11' 47" East 91.00 feet to a point; South 27° 03' 13" West 44.00 feet to a point; South 78° 33' 13" West 100.00 feet to a point in the line of that property belonging to the Town of Granite Falls whose deed is recorded in Deed Book 158, page 613 in the Caldwell County Registry. Thence with the Town for two (2) calls as follows: North 39° 16' 47" West 60.00 feet to a 1" solid iron rod; South 55° 57' 54" West 154.83 feet to a 1" iron pipe in the line of that property belonging to William N. Corpening whose deed is recorded in Deed Book 569, Page 482 in the Caldwell County Registry. Then with Corpening for three (3) calls as follows: North 17° 50' 43" West 432.24 feet to a solid iron rod; North 30° 56' 35" West 127.78 feet; North 28° 22' 23" West 31.96 feet to the TRUE POINT OF BEGINNING. Containing 4.07 acres, gross, by coordinates.

Together with a 45-foot wide right-of-way for ingress and egress being more particularly described as follows:

**BEGINNING** on a 1/2" iron pipe in the line of that property belonging to Charles O. Coffey whose deed is recorded in Deed Book 877, page 617 in the Caldwell County Registry, the same being located South 39° 44' 22" East 1,451.07 feet (horizontal distance) from NCGS Station "Carswell" which bears the North Carolina Grid Coordinates of N=758,610.563 and E=1,279.358.973 (1983 Datum). Thence from the POINT OF BEGINNING and with Coffey, North 00° 25' 53" East 22.64 feet to a point in S.R. 1763 in the line of that property belonging to Howard W. Coffey whose deed is recorded in Deed Book 899, Page 444 in the Caldwell County Registry. Thence with Coffey, South 86° 25' 06" East 45.06 feet to a point in the edge of S.R. 1763 a corner for that property belonging to John C. Kirby whose deed is recorded in Deed Book 818, Page 489 in the Caldwell County Registry. Thence with Kirby, South 00° 26' 14" West passing a 1/2" iron pipe on line at 0.64 feet and continuing 149.75 feet for a total distance along this line of 150.39 feet to an axle. Thence South 3° 03' 50" East 36.72 feet to a point. Thence South 29° 35' 12" East 442.50 feet to a point in the above described parcel. Thence North 82° 59' 29" West 56.05 feet to a 1/2" rebar a corner for that property belonging to William N. Corpening whose deed is recorded in Deed Book 659, Page 1048 and also a corner for that property belonging to Charles O. Coffey whose deed is recorded in Deed Book 877, Page 617 in the Caldwell County Registry. Thence with Coffey, North 29° 35' 12" West 425.58 feet to a 1/2" iron pipe, North 00° 25' 53" East 175.11 feet to the POINT OF BEGINNING.

Both as surveyed by Blowing Rock Surveying and Mapping, Inc. and being their Job Number R0-09-09.

There is also conveyed from Grantor to Grantee that certain easement described as the "ADDITIONAL GRANT" in that certain deed dated February 28, 1989, and being of record in Book 988, at page 868 with the metes and bounds description of said easement described on Page 870 of said deed, recorded in Caldwell County Registry. Said Easement being 30 feet in width and leading to the southbound land of U.S. Highway 321.

It being understood and agreed that said Easement is not exclusive and shall be used in common with other parties who have reserved use of said roadway or who have been conveyed use of said roadway.

This is the identical property conveyed to William N. Corpening by James D. Rohr and others by General Warranty Deed dated October 3, 1990, which deed is recorded in Book 1026 at page 1495, Caldwell County Registry. The description in this deed is taken verbatim from that deed.