



Doc ID: 002525500007 Type: CRP  
Recorded: 11/19/2010 at 12:07:35 PM  
Fee Amt: \$37.00 Page 1 of 7  
Excise Tax: \$0.00  
Granville County, NC  
Kathy M. Adcock Reg of Deeds  
BK **1373** PG **209-215**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: none Recording Time, Book and Page

Parcel numbers: 182400920261, 183400013555 & 183400010093

Prepared by: Jeffrey J. Goebel, Jordan Price Wall Gray Jones & Carlton, PO Box 10669, Raleigh NC 27605  
Returned to: GRANTEE

Brief description for the Index: OPEN SPACE, MERRIWEATHER S/D

**THIS SPECIAL WARRANTY DEED**, made this 30th day of September, 2010, by and between

| <u>GRANTOR</u>                                                                                                            | <u>GRANTEE</u>                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ROCKLAND INVESTMENTS, LLC<br><br>a North Carolina Limited Liability Company<br><br>3222 Tump Wilkins Rd.<br>Stem NC 27584 | MERRIWEATHER PROPERTY OWNERS<br>ASSOCIATION, INC.<br><br>a North Carolina Non-Profit Corporation<br><br>c/o Kevin J. Ely, President<br>4014 Cashmere Lane<br>Youngsville, NC 27596 |

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 and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Brassfield Township, Granville County, North Carolina and more particularly described as follows: **SEE ATTACHED EXHIBIT "A"**.

This instrument prepared by Jeffrey J. Goebel, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. ALL RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
- 2. 2009 & 2010 AD VALOREM TAXES AND ALL SUBSEQUENT YEARS TAXES.

The property conveyed herein is not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

ROCKLAND INVESTMENTS, LLC

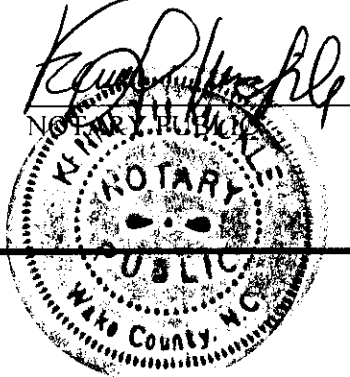
By:   
Printed Name: Daniel C. Smith  
Title: Member/Manager

STATE OF NORTH CAROLINA,

COUNTY OF Wake

I, Kenneth Mickie a Notary Public of the County and State aforesaid, certify that Daniel Smith personally appeared before me this day and acknowledged that s/he is Member/Manager of ROCKLAND INVESTMENTS, LLC, a North Carolina limited liability company, and that s/he, being authorized to do so, executed the foregoing instrument on behalf of the limited liability company for the purpose and in the capacity stated therein. Witness my hand and official stamp or seal, this 30 day of September, 2010.

My Commission Expires: 10/25/2010



**EXHIBIT "A"**

**PARCEL 1:**

BEGINNING at the northwest corner of Lot 44, Merriweather Subdivision (Phase II), as shown on a map recorded in Plat Book 34, Page 67, Granville County Registry, said point being the POINT OF BEGINNING; thence running along the southern right-of-way line of Cashmere Lane North 47°44'34" West a distance of 248.63 feet; thence leaving said southern right-of-way line and running the following courses and distances: South 39°50'39" West 99.02 feet; thence South 19°08'25" West 76.53 feet; thence South 44°36'17" West 110.97 feet; thence South 39°55'04" West 92.66 feet; thence South 02°53'21" East 153.38 feet; thence South 49°03'54" West 118.16 feet; thence South 55°38'34" West 52.77 feet; thence South 55°30'17" East 140.47 feet; thence North 57°43'52" East 231.14 feet; thence North 23°22'28" East 159.97 feet; thence North 39°57'47" East 276.01 feet to the POINT OF BEGINNING.

Containing 3.0958 acres, more or less, which area is depicted as "Open Space" on the subdivision plat for Merriweather Subdivision (Phase II), recorded August 31, 2006 in Plat Book 34, Page 67, Granville County Registry, a copy of which plat is attached hereto as Exhibit "A-1".

Granville County Tax Map Number: 183400010093

**PARCEL 2:**

BEGINNING at a point which is the most easterly corner of Lot 16, Merriweather Subdivision, as shown on a map recorded in Plat Book 32, Page 126, Granville County Registry, said point lying on the southern right-of-way line of Cashmere Lane and said point being the POINT OF BEGINNING; thence along said southern right-of-way line South 47°44'34" East a distance of 114.35 feet to a point; thence leaving said right-of-way and running the following courses and distances: South 39°50'39" West 99.01 feet; thence South 19°08'25" West 76.53 feet; thence South 44°36'17" West 110.97 feet; thence South 39°55'04" West 92.66 feet; thence South 02°53'21" East 153.38 feet; thence South 49°03'54" West 118.16 feet; thence South 55°38'34" West 52.76 feet; thence North 55°30'17" West 124.75 feet; thence North 24°23'47" East 157.44 feet; thence North 16°04'05" East 89.72 feet; thence North 23°15'01" East 78.57 feet; thence North 55°57'04" East 181.05 feet; thence North 21°09'16" East 66.45 feet; thence North 28°09'45" East 40.04 feet; thence North 40°37'50" East 85.10 feet to the POINT OF BEGINNING

Containing 2.212 acres, more or less, which area is depicted as "Open Space #2" on the composite sketch plat prepared by Cawthorne, Moss & Panciera, P.C., dated July 7, 2010, a copy of which is attached hereto as Exhibit "A-2".

**AND**

COMMENCING at a point which is the most easterly corner of Lot 16, Merriweather Subdivision, as shown on a map recorded in Plat Book 32, Page 126, Granville County Registry, said point lying on the southern right-of-way line of Cashmere Lane; thence North 17°00'27" East a distance of 55.28 feet to a point lying on the northern right-of-way line of Cashmere Lane, said point being the POINT OF BEGINNING; thence leaving said right-of-way and running the

following courses and distances: North 14°08'25" East 45.37 feet; thence North 34°02'17" East 142.01 feet; thence North 17°52'18" East 155.05 feet; thence North 50°44'03" East 36.35 feet; thence South 47°38'38" East 383.02 feet; thence South 42°15'26" West 357.07 feet to a point in the northern right-of-way line of Cashmere Lane; thence continuing along said northern right-of-way line North 47°44'34" West 282.68 feet to the POINT OF BEGINNING.

Containing 2.754 acres, more or less, which area is depicted as "Open Space #3" on the composite sketch plat prepared by Cawthorne, Moss & Panciera, P.C., dated July 7, 2010, a copy of which is attached hereto as Exhibit "A-2".

The areas described as Open Space #2 and Open Space #3 are considered one parcel for tax purposes and are assigned the following Granville County Tax Map Number: 183400013555.

**PARCEL 3:**

BEGINNING at the most northerly point of Lot 24, Merriweather Subdivision, as shown on a map recorded in Plat Book 32, Page 126, Granville County Registry, said point lying on the eastern right-of-way line of Woodland Church Road (SR 1714) and said point being the POINT OF BEGINNING; thence North 53°21'42" West a distance of 24.70 feet to a point in Woodland Church Road; thence continuing along the following courses and distances: North 35°52'19" East 29.13 feet; thence North 27°16'02" East 106.83 feet; thence North 19°47'03" East 106.37 feet; thence North 17°40'42" East 317.44 feet; thence South 72°19'18" East 19.37 feet; thence South 18°51'15" West 208.90 feet; thence South 02°10'12" West 131.92 feet; thence South 17°55'12" West 248.30 feet to an existing iron pipe; thence North 53°21'42" West 60.00 feet to the POINT OF BEGINNING.

Containing 0.509 acres (0.202 acres of net area), more or less, which area is depicted as "Open Space #4" on the composite sketch plat prepared by Cawthorne, Moss & Panciera, P.C., dated July 7, 2010, a copy of which is attached hereto as Exhibit "A-3".

Granville County Tax Map Number: 182400920261

EXHIBIT "A-1"

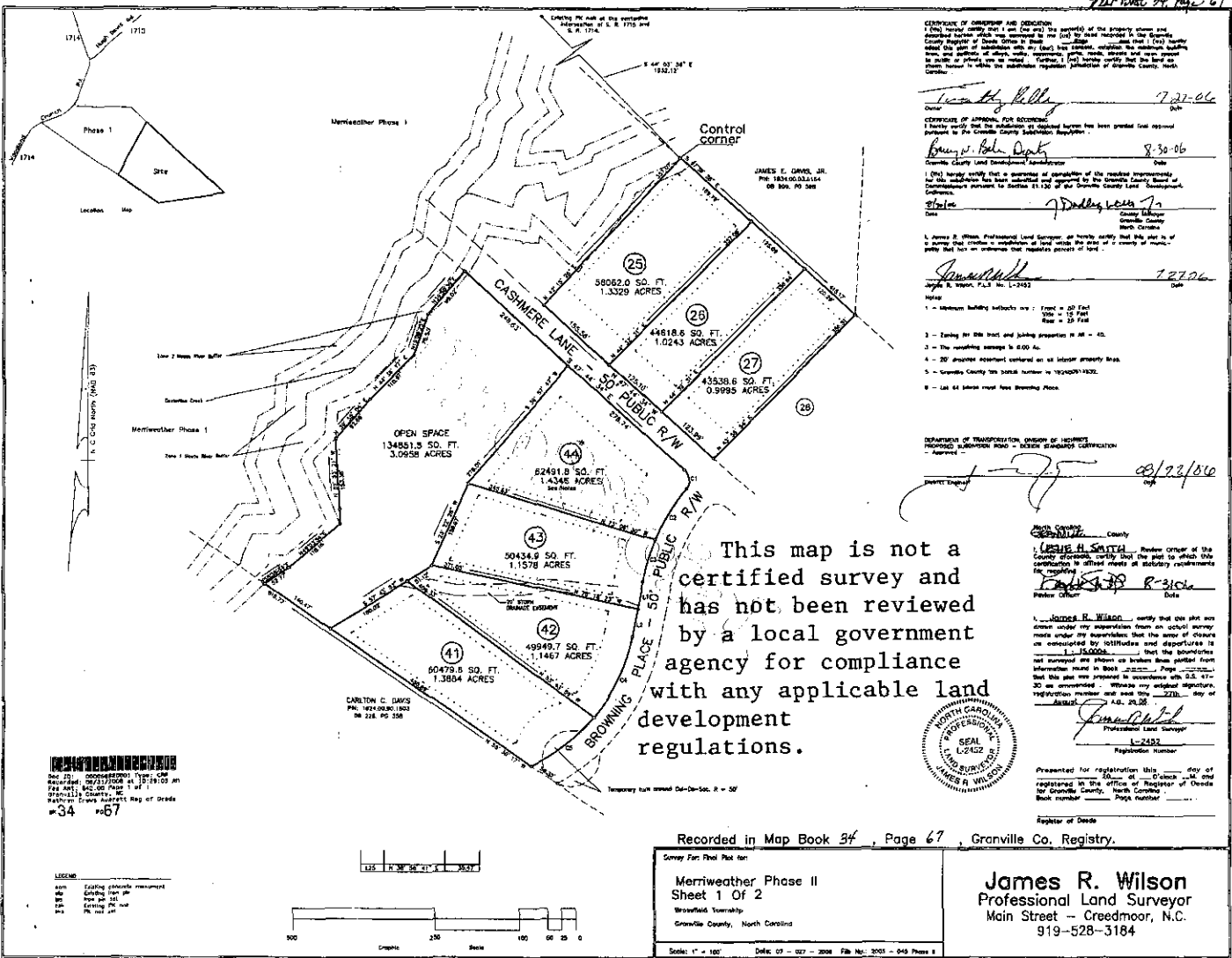
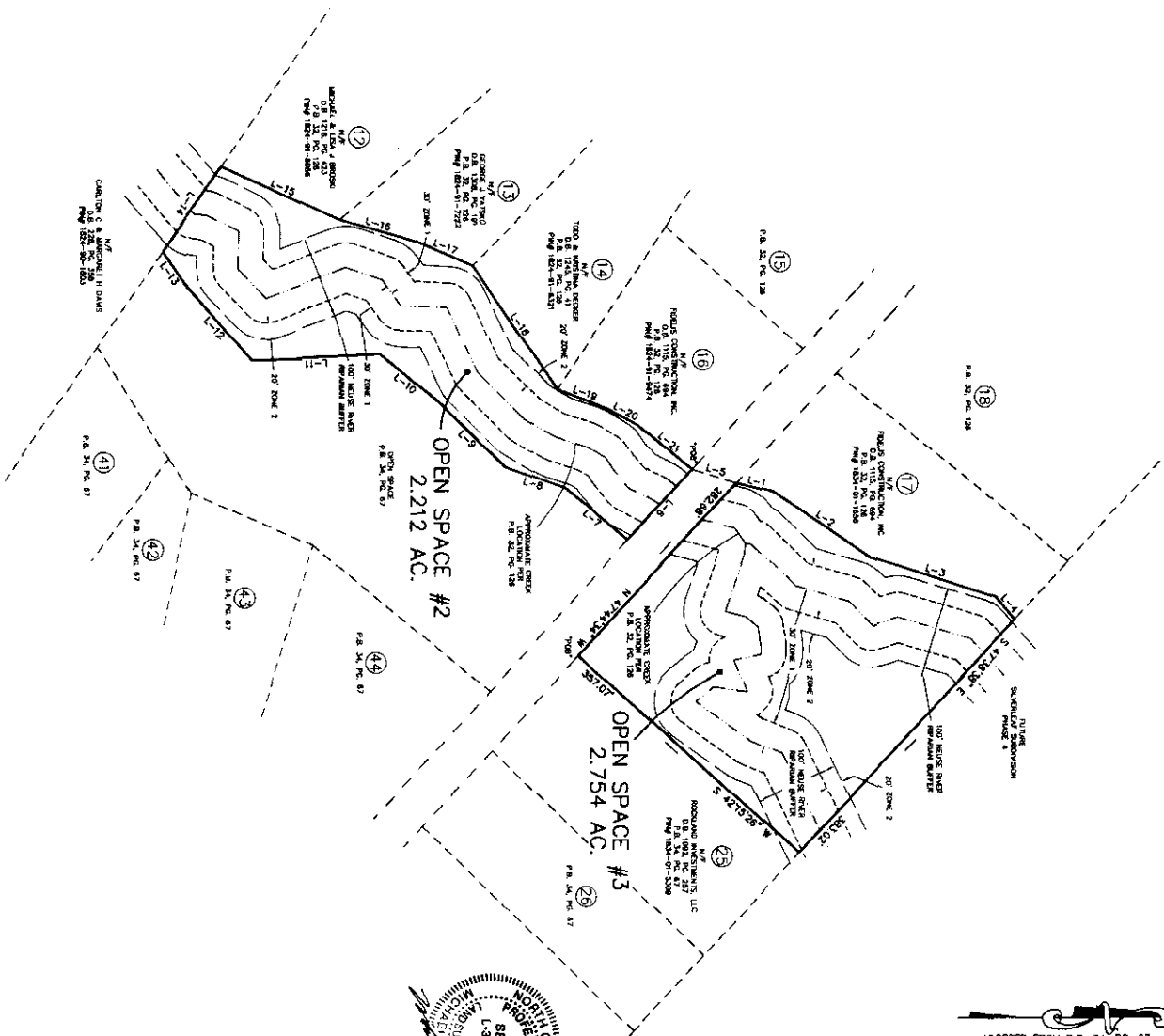
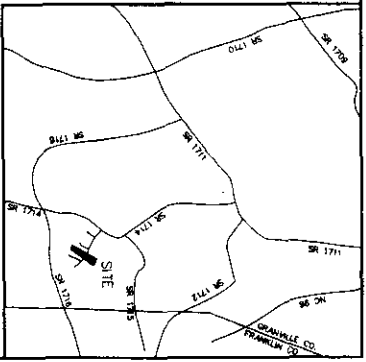


EXHIBIT "A-2"

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | BEARING       |
| L-1        | 45.97  | N 14°02'22" E |
| L-2        | 118.82 | N 14°02'22" E |
| L-3        | 158.92 | N 17°32'00" E |
| L-4        | 58.30  | N 50°44'03" E |
| L-5        | 59.28  | S 17°00'27" W |
| L-6        | 114.35 | S 47°44'24" E |
| L-7        | 98.01  | S 38°50'36" W |
| L-8        | 76.53  | S 19°08'25" W |
| L-9        | 118.97 | S 44°26'17" W |
| L-10       | 82.68  | S 29°59'07" W |
| L-11       | 120.18 | S 12°32'30" W |
| L-12       | 118.48 | S 48°01'54" W |
| L-13       | 54.78  | S 55°28'14" W |
| L-14       | 124.75 | N 55°30'17" W |
| L-15       | 157.44 | N 24°34'47" E |
| L-16       | 78.72  | N 18°04'08" E |
| L-17       | 78.97  | N 21°19'01" E |
| L-18       | 181.05 | N 55°57'04" E |
| L-19       | 68.52  | N 43°08'45" E |
| L-20       | 120.54 | S 25°59'45" E |
| L-21       | 88.10  | N 49°17'20" E |



ADOPTED FROM P.B. 34, PG. 67



- LEGEND:**
- EP - EXISTING IRON PIPE
  - EPK - EXISTING PK MALL
  - NP - NEW IRON PIPE SET
  - N/P - RIGHT OF WAY
  - E/B - EXISTING BOX
  - TEL - TELEPHONE PEDSIAL
  - PP - POWER POLE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CO - SEWER CLEAN-OUT

**NOTES:**

1. AREA COMPALED BY GRANVILLE TOWNSHIP IN 2007 ON THIS PROPERTY.

2. THERE IS NO MOIS AGREEMENT IN THIS ZONE ON THIS PROPERTY.

3. THE PROPOSED MAP OF THE PROPERTY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

4. THIS IS NOT AN ACTUAL SURVEY. ALL BOUNDARY INFORMATION

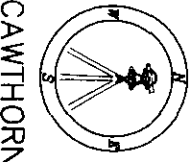
DERIVED FROM THE SET. THE LINE IS NOT TO BE USED FOR ANY OTHER PURPOSES.



NOTE: THIS MAP IS NOT A CERTIFIED SURVEY. IT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

COMPOSITE SKETCH PLAT FOR  
**MERRIWEATHER**  
PROPERTY OWNERS ASSOCIATION  
OWNER: ROCKLAND INVESTMENTS, LLC  
REF: D.B. 1092, PG. 257  
BRASSFIELD TOWNSHIP  
GRANVILLE COUNTY, NORTH CAROLINA

SCALE 1"=100'  
JULY 7, 2010  
ZONED AR 40  
PIN # 1834-01-3555



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(MERRIWEATHER-LANDSCAPE.DWG-TW)

| LINE TABLE |               |
|------------|---------------|
| LINE       | BEARING       |
| L-1        | 50.00         |
| L-2        | N 53.21.42° W |
| L-3        | 24.70         |
| L-4        | S 53.52.01° W |
| L-5        | 108.83        |
| L-6        | S 114.2.34° W |
| L-7        | 31.47         |
| L-8        | N 17.50.42° W |
| L-9        | 208.80        |
| L-10       | N 16.51.15° E |
| L-11       | 56.87         |
| L-12       | N 02.01.12° E |
| L-13       | 73.80         |
| L-14       | N 44.55.31° E |
| L-15       | 48.43         |
| L-16       | N 28.17.7° E  |
| L-17       | 21.33         |
| L-18       | N 17.32.31° W |
| L-19       | 33.47         |
| L-20       | S 41.02.31° W |
| L-21       | 42.16         |
| L-22       | S 38.00.45° E |
| L-23       | 56.00         |
| L-24       | N 47.53.13° W |

| CURVE TABLE |         |                                |
|-------------|---------|--------------------------------|
| CURVE       | RAYONS  | BE-AMINO                       |
| D-1         | 142.242 | 146.95° N 3001.56° E           |
| C-2         | 143.11  | 108.447° E N 2021.45° E        |
| C-3         | 15.56   | 204.106° E 15.56° N 1811.17° E |
| C-4         | 37.51   | 204.08° E 36.09° S 0434.07° E  |
| C-5         | 37.51   | 408.71° E 71.42° N 4935.15° E  |
| C-6         | 37.85   | 25.00° E 34.11° S 8919.20° W   |

