

Exhibit 1

Property 8

Description:

All that certain lot or parcel of land situated in Oakland Township, North Carolina, and more particularly described as follows:

ALL of Lot 1 containing 15.9435 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 16, 2017, and recorded in Plat Slide 2017-446, Chatham County Registry, reference to which is hereby made for a more particular description.

The property being the same property described in the Non-Warranty Deed dated December 28, 2017, and recorded December 29, 2017, at Book 01965, Pages 0452 through 0453.

Commonly known as: 0 Chatham Church Road, Moncure, North Carolina

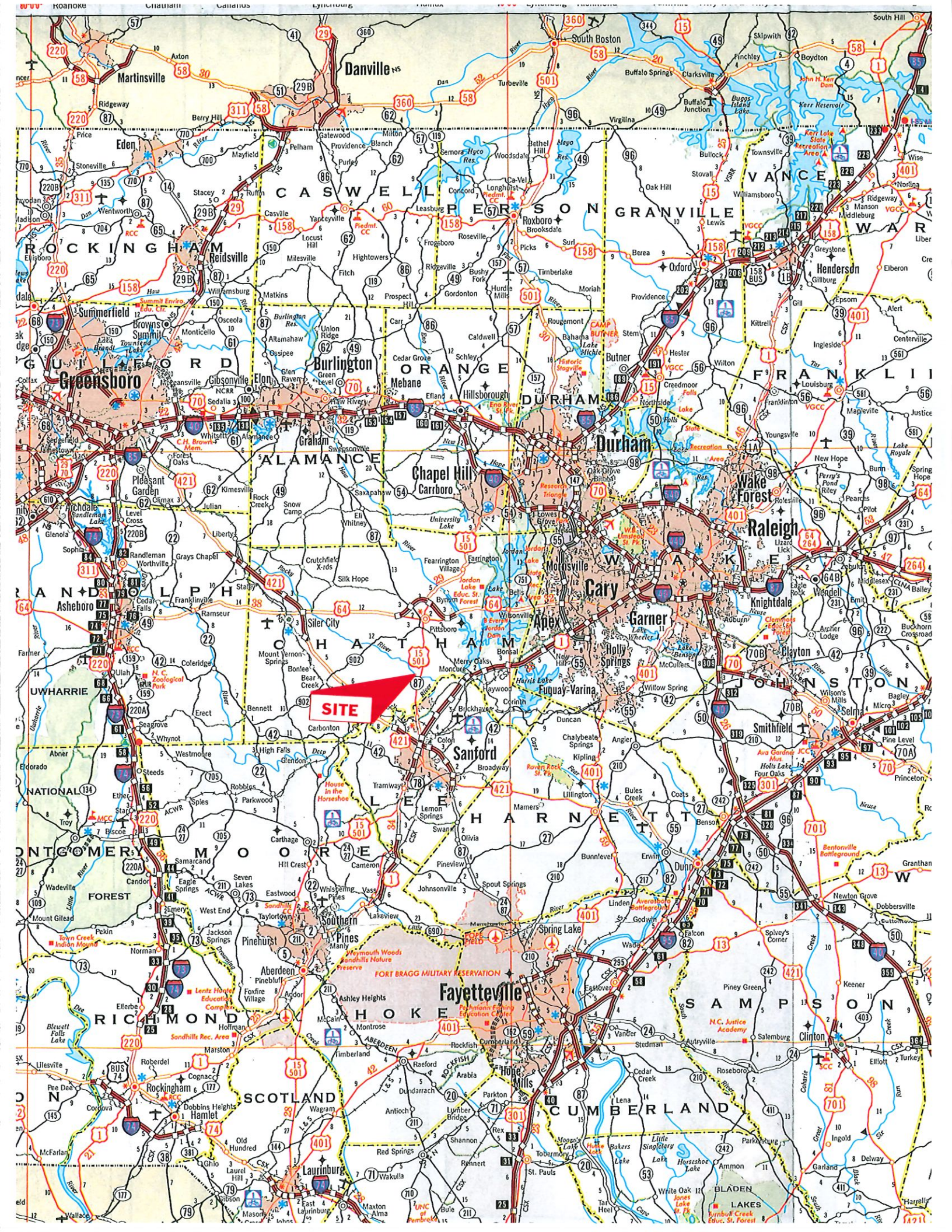
County: Chatham

Parcel ID No(s): 0074951

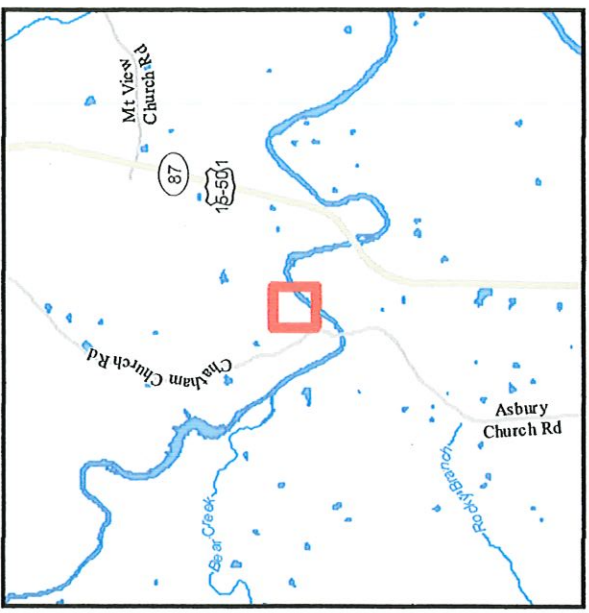
Titled to: Bruce Tilley, as Trustee of MBT Trust

Transfer(s): TT Farms Trust to Bruce Tilley, as Trustee of MBT Trust, on December 28, 2017, deed recorded December 29, 2017, at Book 1965, Pages 452-453.

Nominee notice(s) of lien: August 6, 2018, 18M231 (MBT Trust)
August 6, 2018, 18M232 (TT Farms Trust)



3323 Chatham Church Rd.
Chatham County Tax Map



Legend

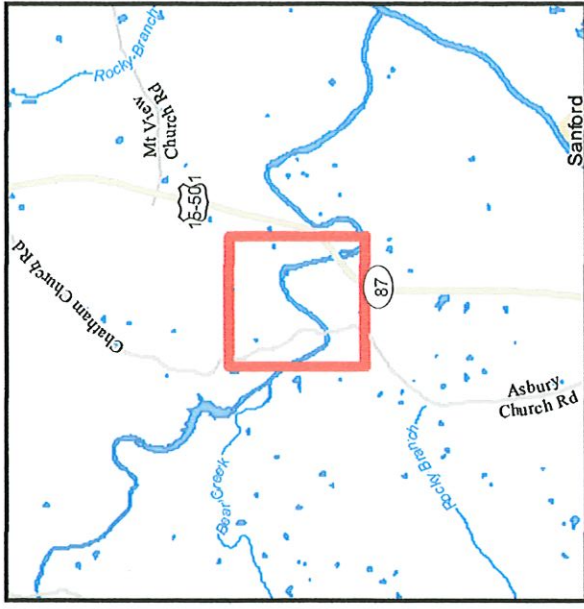
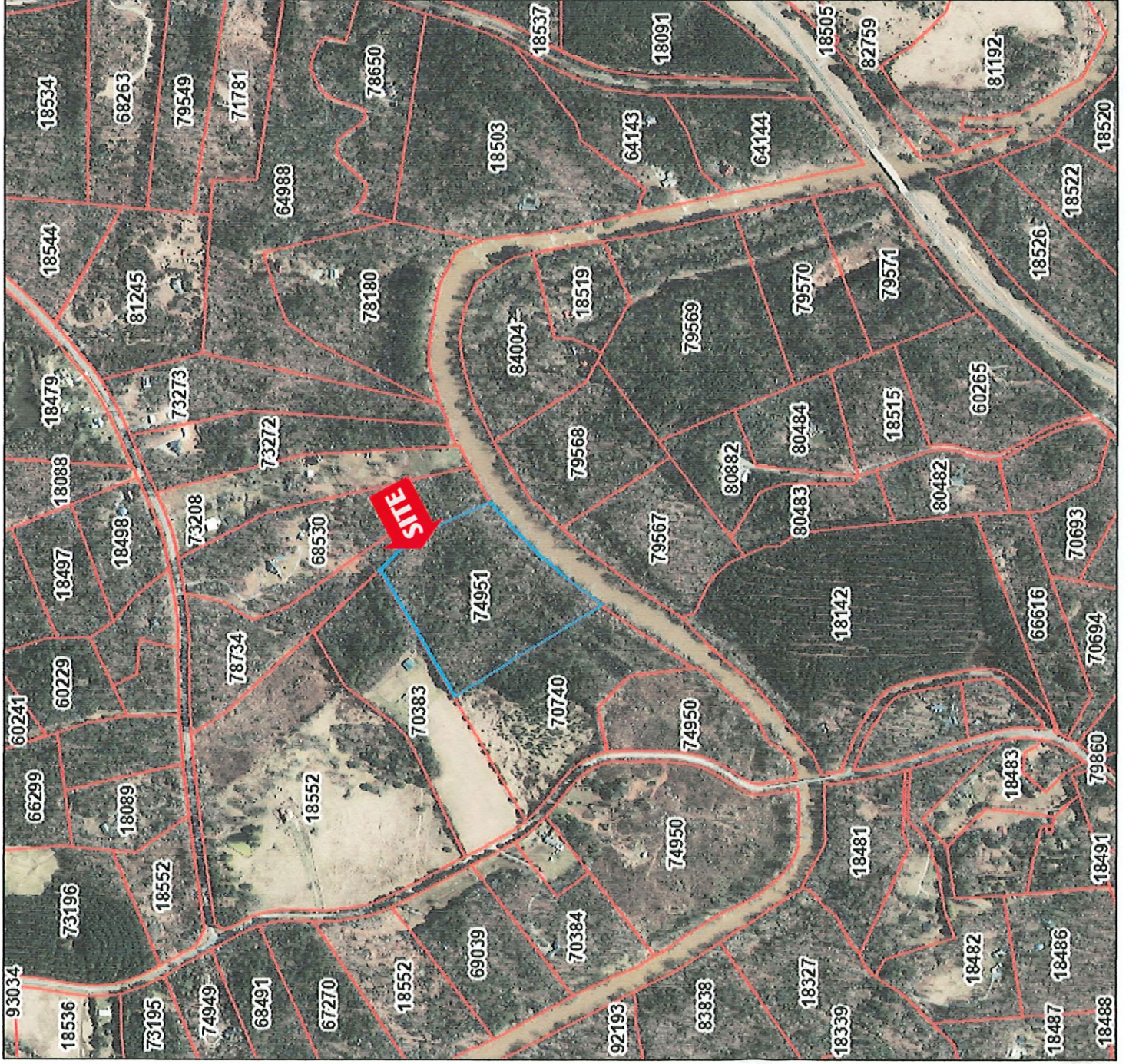
- Parcel Pop-Up
- Address Points
- Parcels



Service Layer Credits: NC
CGIA, NC DOT
Photogrammetry Unit, NC
Geodetic Survey, NC911

Date: 12/8/2022
Time: 1:41:07 PM

Chatham County Tax Map



Legend

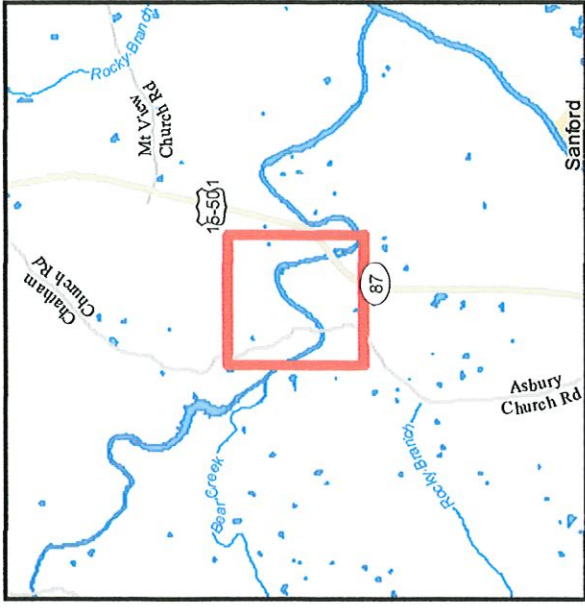
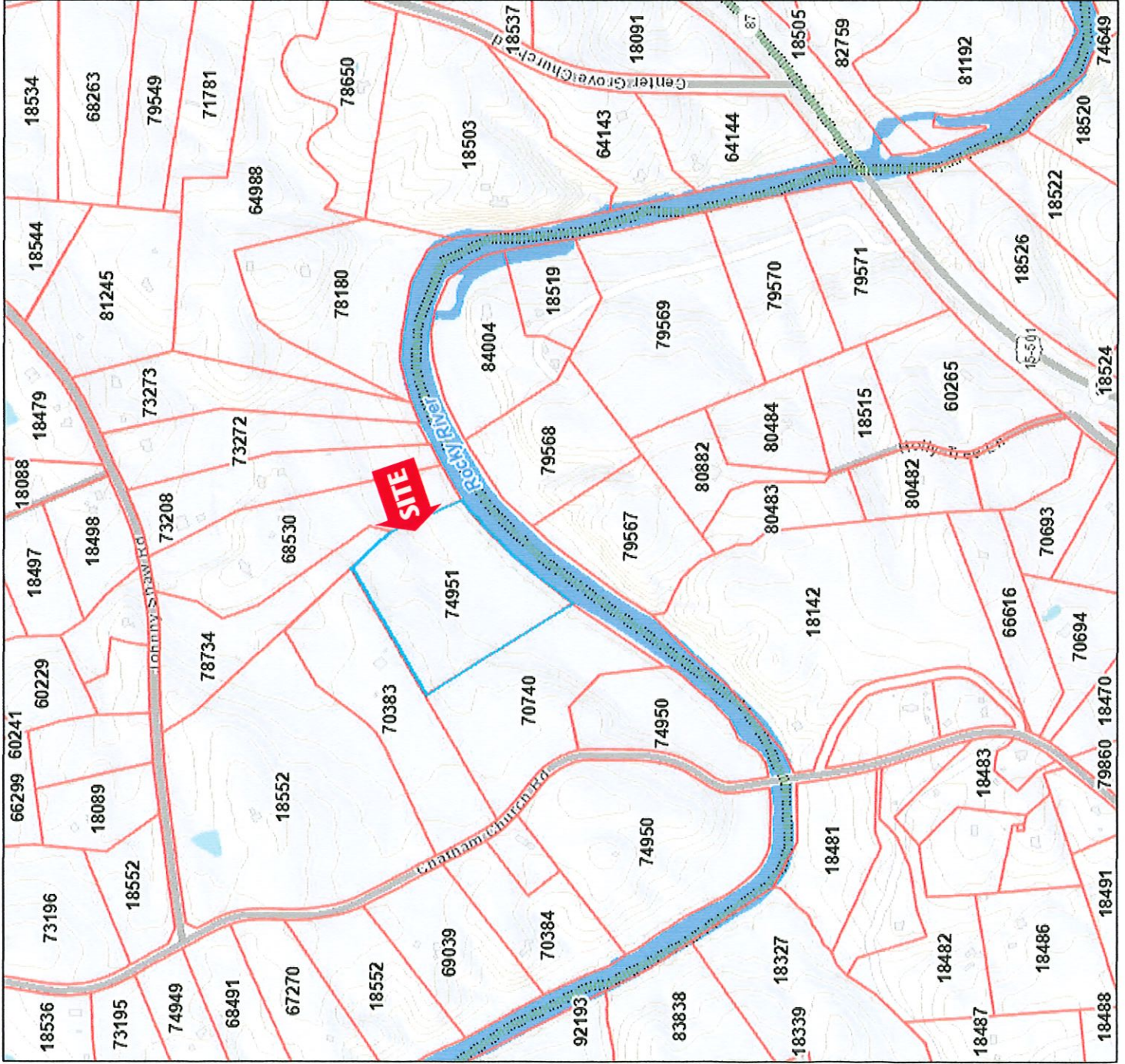
- Parcel Pop-Up
- Parcels



Service Layer Credits: NC
CGIA, NC DOT
Photogrammetry Unit, NC
Geodetic Survey, NC911

Date: 12/9/2022
Time: 9:58:12 AM

Chatham County Tax Map



Legend

- Parcel Pop-Up
- Parcels

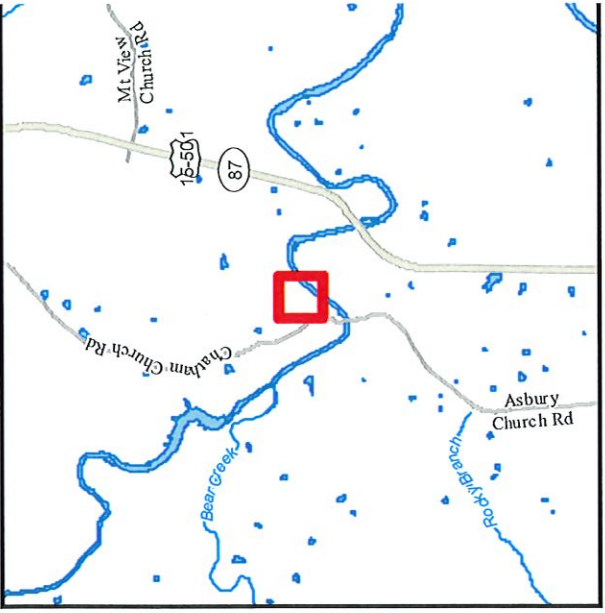
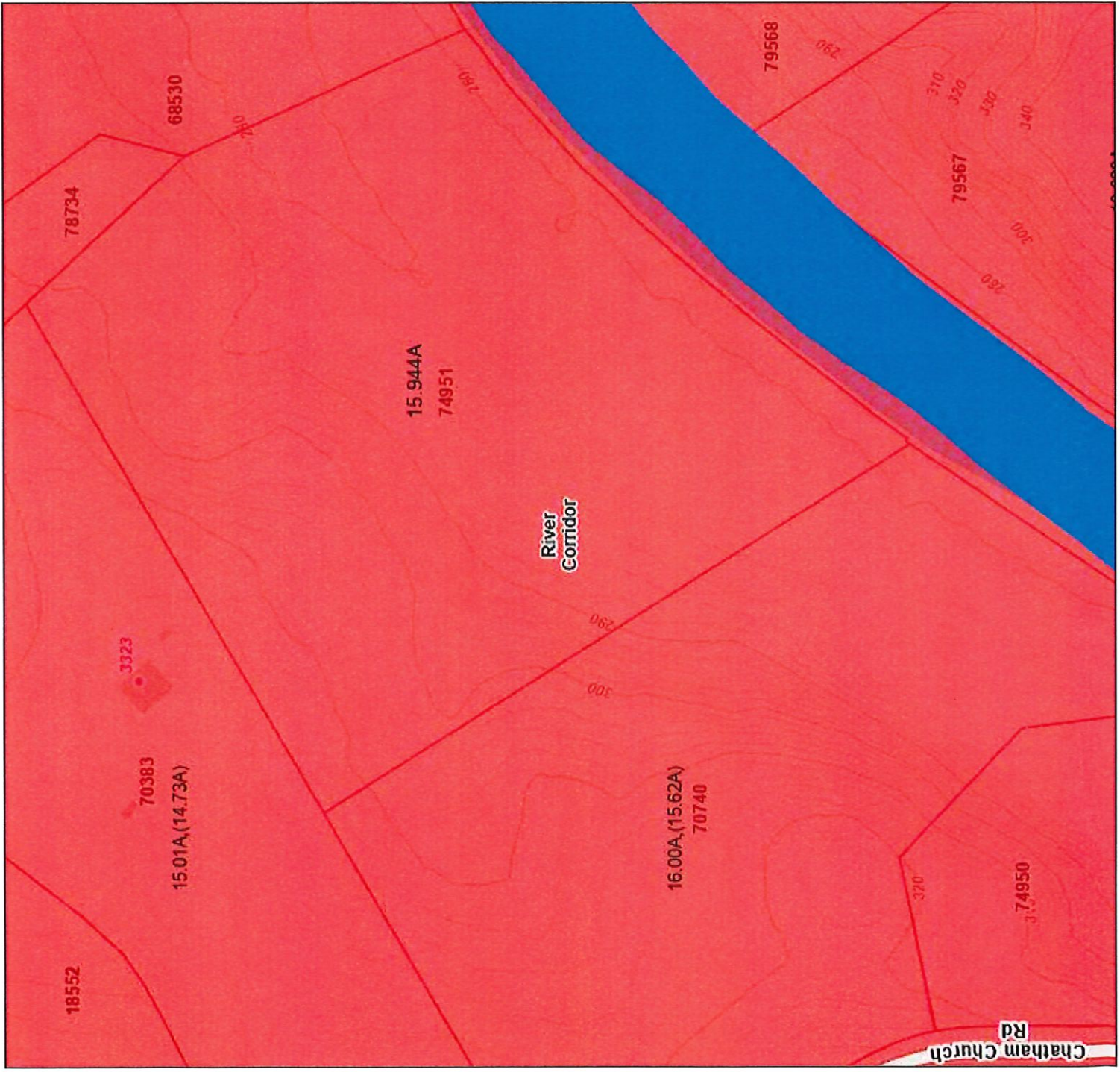


Service Layer Credits:
Chatham County,
Chatham County GIS



Date: 12/9/2022
Time: 9:51:53 AM

River Corridor Watershed

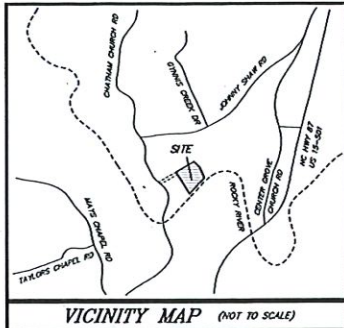


Legend

Parcel Pop-Up	Local Watershed
Road Centerline	RCSA
Rivers / Streams	River Corridor
Streams / Rivers	WS-II BW
Intermittent Streams	WS-III BW
Lakes / Ponds	WS-IV PA
Address Points	Voluntary Ag Parcels
Watershed Districts	Critical Area



Service Layer Credits:
Esri, Inc., City of
Naperville, Illinois
Chatham County.



I, STALEY C. SMITH, certify that this plot was drawn under my supervision from an actual survey made under my supervision, deed description recorded in:
 DEED BOOK 643, PAGE 295
 (BACK REF.) DEED BOOK 413, PAGE 408 (FIRST TRACT)
 (BACK REF.) DEED BOOK 314, PAGE 239
 PLAT SLIDE 95-270
 that boundaries not surveyed are clearly indicated as broken lines drawn from information found in Book 11/A, Page 11/A; that the ratio of precision as calculated is 1:43,782; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 28TH day of DECEMBER, A.D., 2017.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, STALEY C. SMITH, certify the grid tie as shown was determined from an actual GNSS survey made under my supervision and the following information was used to perform the survey.
 Class of survey A
 Positional Accuracy 0.03 U.S. SURVEY FEET
 Type of GPS field procedure: RTK
 Dates of survey 9-22-2017
 Datum/EPOCH: NAD 83/2011
 Published/Tied-control use: NC CORS "SNFD"
 Geoid model: 2012
 Combined grid factor(s): 0.99990101
 Units: U.S. SURVEY FEET

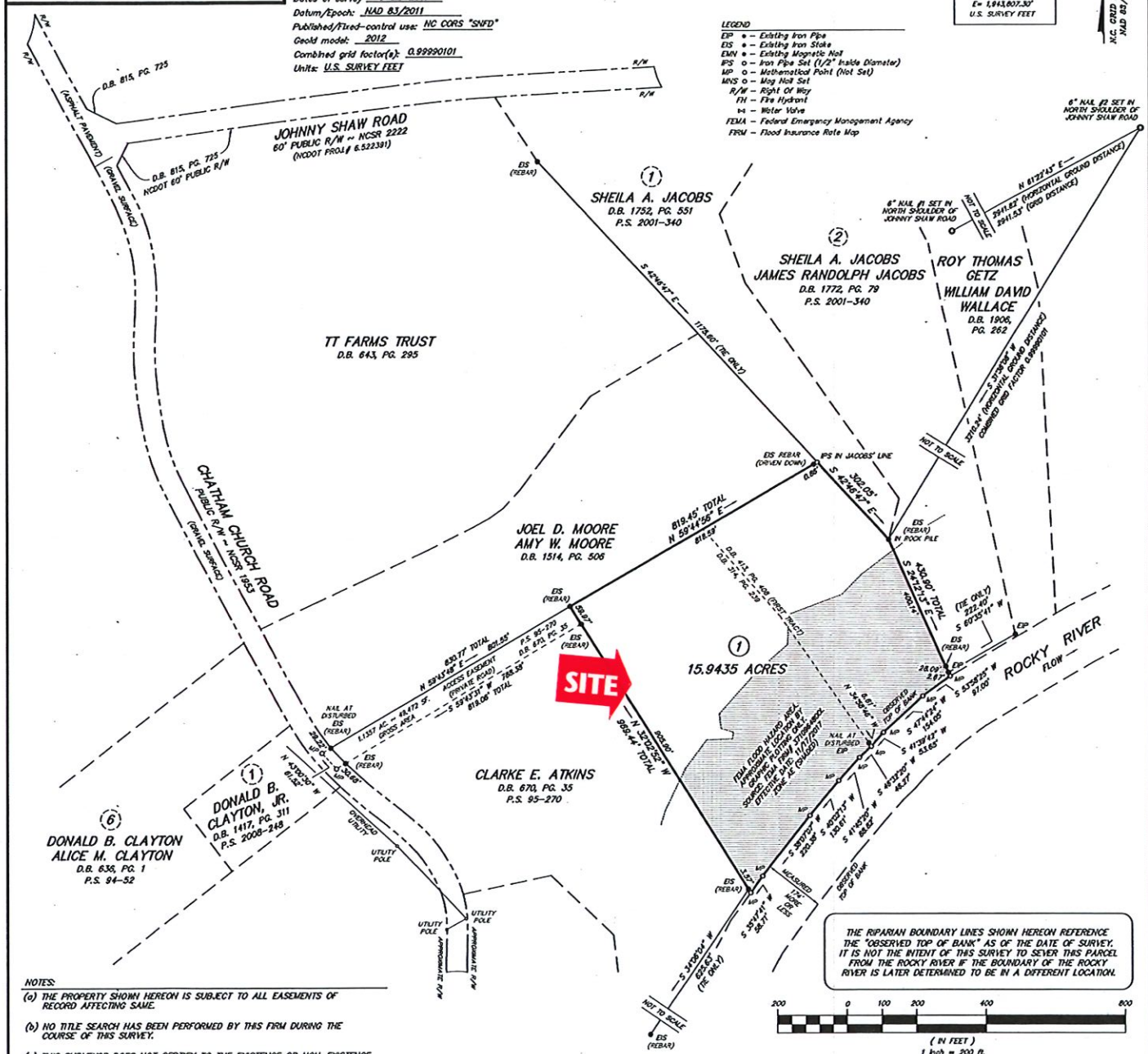
THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.
 ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND MEASUREMENTS.
 AREA DETERMINED USING D.M.D. METHOD.



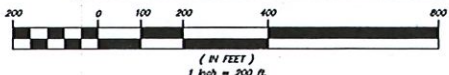
Staley C. Smith
 Professional Land Surveyor
 L-3766
 License Number

CONTROL POINTS	
N.C. GRID COORDINATES	NAD 83/2011
SPECTRA POSITION	EP008 50 MOUL. #000-00
SERIAL	251325250
FREQUENCY	1.43 = 470.40
GEOD 12	NC CORS BASE STATION 2003*
NC CORS BASE STATION	02/21/2017, 10:30 AM - 12:00 PM
COMBINED FACTOR	= 0.99990101
6" NAL #1 SET	N = 685,494.06'
	E = 1,943,607.30'
	U.S. SURVEY FEET
6" NAL #2 SET	N = 686,933.11'
	E = 1,943,607.30'
	U.S. SURVEY FEET

- LEGEND
- EP - Existing Iron Pipe
 - ES - Existing Iron Stake
 - EM - Existing Magnetic Nail
 - EP - Iron Pipe Set (1/2" Inside Diameter)
 - MP - Mathematical Point (Not Set)
 - MNS - May Not Set
 - R/W - Right Of Way
 - FH - Fire Hydrant
 - M - Meter Valve
 - FEMA - Federal Emergency Management Agency
 - FRM - Flood Insurance Rate Map



THE RIPARIAN BOUNDARY LINES SHOWN HEREON REFERENCE THE "OBSERVED TOP OF BANK" AS OF THE DATE OF SURVEY. IT IS NOT THE INTENT OF THIS SURVEY TO SETTER THIS PARCEL FROM THE ROCKY RIVER IF THE BOUNDARY OF THE ROCKY RIVER IS LATER DETERMINED TO BE IN A DIFFERENT LOCATION.



- NOTES:
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
 - NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
 - THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
 - THE APPROXIMATE NCDOT RIGHTS OF WAY ILLUSTRATED HEREON ARE TAKEN FROM CHATHAM COUNTY (CS) TAX OFFICE FOR THE SOLE PURPOSE OF COMPUTING NET AREA. THE APPROXIMATE NCDOT CLAIM OF RIGHT OF WAY IS NOT VERIFIED BY THIS SURVEYOR. THE VERIFICATION OF THE NCDOT CLAIM OF RIGHT OF WAY IS NOT PART OF THE SCOPE OF THIS SURVEY.

FILED Dec 29, 2017 09:49:18 am
 PLAT SLIDE 02017 - 0446
 INSTRUMENT 14498

FILED
 CHATHAM COUNTY, NC
 LINDA A. ROGGEBAE
 REGISTER OF DEEDS

SURVEY FOR
MBT TRUST
BRUCE TILLEY, TRUSTEE
 OAKLAND TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

LISTED OWNER (NOT A TITLE VERIFICATION) TT FARMS TRUST O/D BRUCE TILLEY 530 BOB HORTON ROAD APEX, NC 27523 AKPAR 74951	 Smith and Smith surveyors FIRM LICENSE NO. C-0155 P.O. BOX 457 APEX, N.C. 27502 (919) 365-7111	DATE OF SURVEY DECEMBER 16, 2017 SCALE 1" = 200' DRAWN BY MWH PROJECT NO. P17-26C
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2017-446

RECORDED IN PLAT SLIDE 2017-446

FILED
 CHATHAM COUNTY NC
 LUNDAY A. RIGGSBEE
 REGISTER OF DEEDS
 FILED Dec 29, 2017
 AT 01:23:54 pm
 BOOK 01965
 START PAGE 0452
 END PAGE 0453
 INSTRUMENT # 14526
 EXCISE TAX (None)

Excise Tax: \$0.00

Mail after recording to: Grantee

This instrument was prepared by: Paul S. Messick, Jr., Attorney at Law, Pittsboro, NC

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor (NCGS §105-317.2)

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made this 28th day of December 2017 between BRUCE TILLEY, as Executive Trustee of TT Farms Trust, 530 Bob Horton Road, Apex, NC 27523; hereinafter referred to as GRANTOR; and BRUCE TILLEY, as Trustee of MBT Trust, 530 Bob Horton Road, Apex, NC 27523; hereinafter referred to as GRANTEE. The designation Grantor and Grantee as used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

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

- I. ALL of Lot 1 containing 51.2093 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 12, 2017, and recorded in Plat Slide 2017-445, Chatham County Registry, reference to which is hereby made for a more particular description.
- II. ALL of Lot 1 containing 15.9435 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 16, 2017, and recorded in Plat Slide 2017-446, Chatham County Registry, reference to which is hereby made for a more particular description.
- III. ALL of Lot 1 containing 9.4104 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 18, 2017, and recorded in Plat Slide 2017-447, Chatham County Registry, reference to which is hereby made for a more particular description.
- IV. ALL of Lot 1 containing 31.6705 net acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 21, 2017, and recorded in Plat Slide 2017-448, Chatham County Registry, reference to which is hereby made for a more particular description.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 643, Page 295 of the Chatham County Registry.

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


 (SEAL)
 BRUCE TILLEY, as Executive Trustee
 of TT Farms Trust

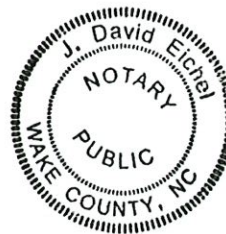
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of Wake County and the State aforesaid, certify that BRUCE TILLEY, as Executive Trustee of TT Farms Trust, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28th day of December 2017.

My Commission Expires: 03/26/2019


Printed Name: J. David Eichel
NOTARY PUBLIC



CHATHAM COUNTY TAX COLLECTOR
 PO BOX 697
 PITTSBORO, NC 27312107

CHATHAM COUNTY PROPERTY TAX NOTICE

PROPERTY SOLD - If you have sold the real property assessed to you, please **FORWARD** this tax notice to the new owner. The new owner is responsible for the payment of the tax.

DUE DATE - Property taxes are due and payable Sept. 1 and delinquent if not paid **BEFORE** Jan. 5, 2023.

FAILURE TO PAY - Delinquent taxes are subject to Garnishment of Wages, Attachment of Bank Accounts, North Carolina Income Tax Refunds and Rents. Levy on Personal Property and Foreclosure of Real Estate immediately **AFTER** Jan. 5, 2023.

INTEREST - Accrues at the rate of 2% for January & 3/4 of 1% each following month.

INSTALLMENTS - Installment Coupons are included in the tax bill mailer this year.

CREDIT CARD PAYMENTS - Please call 1-833-969-2700 or go to www.paytaxes.us/nc_chatham to pay by credit card or e-check. A **transaction fee will be charged for this service.**

ESCROW /MORTGAGE ACCOUNTS - The property owner is responsible for ensuring full payment of this obligation. If you have an escrow account with a loan institution, taxes should be paid by them or their tax service agent. You may wish to verify your payment date with your loan institution.

Payments submitted by mail are deemed to be received as of the date of the U.S. Postal Service postmark. Online payments made after 3:00pm EST are posted as of the next business day.

YEAR	ACCOUNT NUMBER	PARCEL ID	BILL NUMBER	DUE DATE
2022	1361120	0074951	2408316	1-05-2023

DESCRIPTION OF PROPERTY	ASSESSED	VALUE	Description	Rate	Assessed
CHATHAM CHURCH RD	\$1,222.54	154,458	CHATHAM COUNTY	0.665	1,027.15
Taxable Personal Property Value		154,458	CIRCLE CITY FIRE DIST	0.1265	195.39
Total Taxable Value		154,458			
TOTAL DUE					\$ 1,222.54

Pay Now



Print this Bill



Close Window

Chatham County Property Record Card

DATE 3/29/22
 TIME 8:15:33
 USER CHNICK
 TILLEY BRUCE TRUSTEE

CHATHAM CO TAX DEPARTMENT
 PROPERTY CARD
 FOR YEAR 2022

PIN... 9648 00 00 0000 PROG# AS2006

PAGE 1

530 BOB HORTON RD
 TOWNSHIP... 12 OAKLAND
 NC 27523-6997

PARCEL ID... 0074951
 LOCATION... CHATHAM CHURCH RD
 DEED YEAR/BOOK/PAGE.. 2017 1965 0452
 PLAT BOOK/PAGE.. 2017 0446
 LEGAL DESC:LOT 1
 000015944

ASSESSMENT NONE .00
 OWNER ID.. 1361120 .00
 DISTRICT.. 106 CIRCLE CITY FIRE DISTRICT

APEX
 DESCRIPTION
 ROAD FRONT.

NRHOOD... 1248 OAKLAND
 RESIDENTIAL 2021 REVIEW ATILLA
 PREV PARCEL 0018552

MAINTAINED.. 4/20/2021 BY CHJW TAX VALUED.. 3/23/2021 BY CHRVINCENT
 VISITED..... 7/11/2019 BY JBA TYPE OF REVIEW
 PARCEL STATUS... ACTIVE

ROUTING#...
 CATEGORY... REAL & LISTED PERSONAL

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1965 0452	12/29/2017	NON-WARRANTY DE	RELATED PARTIES			TILLEY BRUCE TRUSTEE
643 0295	1/02/2004	QUIT CLAIM DEED	RELATED PARTIES			TILLEY IRIS M TRUSTEE FOR T T
413 0408	1/01/1998	SPLIT	REVENUE STAMPS			TILLEY THOMAS E & IRIS M

LAND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHR%	LOC%	SIZE	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	R-5	100	AC R	15.944	9,567.99	.00	.00	75.00	.00	150.00	.00	101.25	154,458
TOTAL PARCELS				LAND /15.944	IMPROVEMENTS / OVR	0	0	TOTAL LAND/IMPROVE	154,458	154,458	154,458	154,458	154,458

PB-95/270
 SEE: DB 314/239
 PB 2017/446 LOT 1
 ACCESS EASEMENT DB 670-35
 FPL-24 7.742 A IN FLOODZONE
 PUV 7-29-21 DMF: APPEAL FOR LATE PUV APPLICATION TO BER.

COMMENTS