

Exhibit 1

Property 12

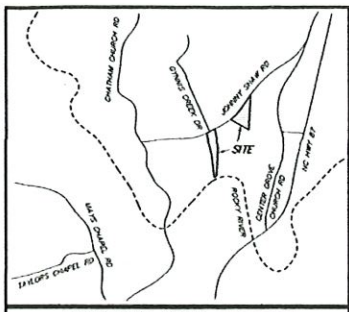
Description:

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 9.6842 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated September 22, 2017, and recorded in Plat Slide 2017-321, 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 October 30, 2017, and recorded October 30, 2017, at Book 01954, Page 651.

Commonly known as: 0 Johnny Shaw Road, Moncure, North Carolina  
County: Chatham  
Parcel ID No(s): 0018544  
Titled to: Bruce Tilley, as Trustee of MBT Trust  
Transfer(s): TT Farms Trust to Bruce Tilley, as Trustee of MBT Trust, on October 30, 2017, deed recorded October 30, 2017, at Book 1954, page 651.  
Nominee notice(s) of lien: August 6, 2018, 18M228 (MBT Trust)  
August 6, 2018, 18M232 (TT Farms Trust)



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

NOTES:  
(c) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.  
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.  
(c) 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.

**CONTROL POINTS**  
N.C. GRID COORDINATES  
NAD 83/2011  
SIEGAL PRECISION  
EPOCH 50 MODEL 8045-00  
SERIAL #21302000  
FREQUENCY 430 - 435MHz  
EPOCH 12 BASE 314.00 MHz  
GPS R/W SURVEY 8/22/2017  
10:00 AM - 12:00 PM  
COMBINED FACTOR = 0.99991011

EXISTING SPIKE #1  
N = 688,814.87  
E = 1,842,683.44

EP #2  
N = 687,242.55  
E = 1,844,035.39

CLARA S. THOMAS  
F. PAUL THOMAS  
D.B. 377, PG. 60

BELANDEX, LLC  
D.B. 1076, PG. 333

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 413, PAGE 408  
DEED BOOK 643, PAGE 295  
PLAT SLIDE 97-259

that boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 67,855; 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 SEPTEMBER, 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: RIN  
Dates of survey: 8-22-2017  
Datum/EPOCH: NAD 83/2011  
Published/Used-control use: SHPD  
Geoid model: 2012  
Combined grid factor(s): 0.99991011  
Units: U.S. SURVEY FEET

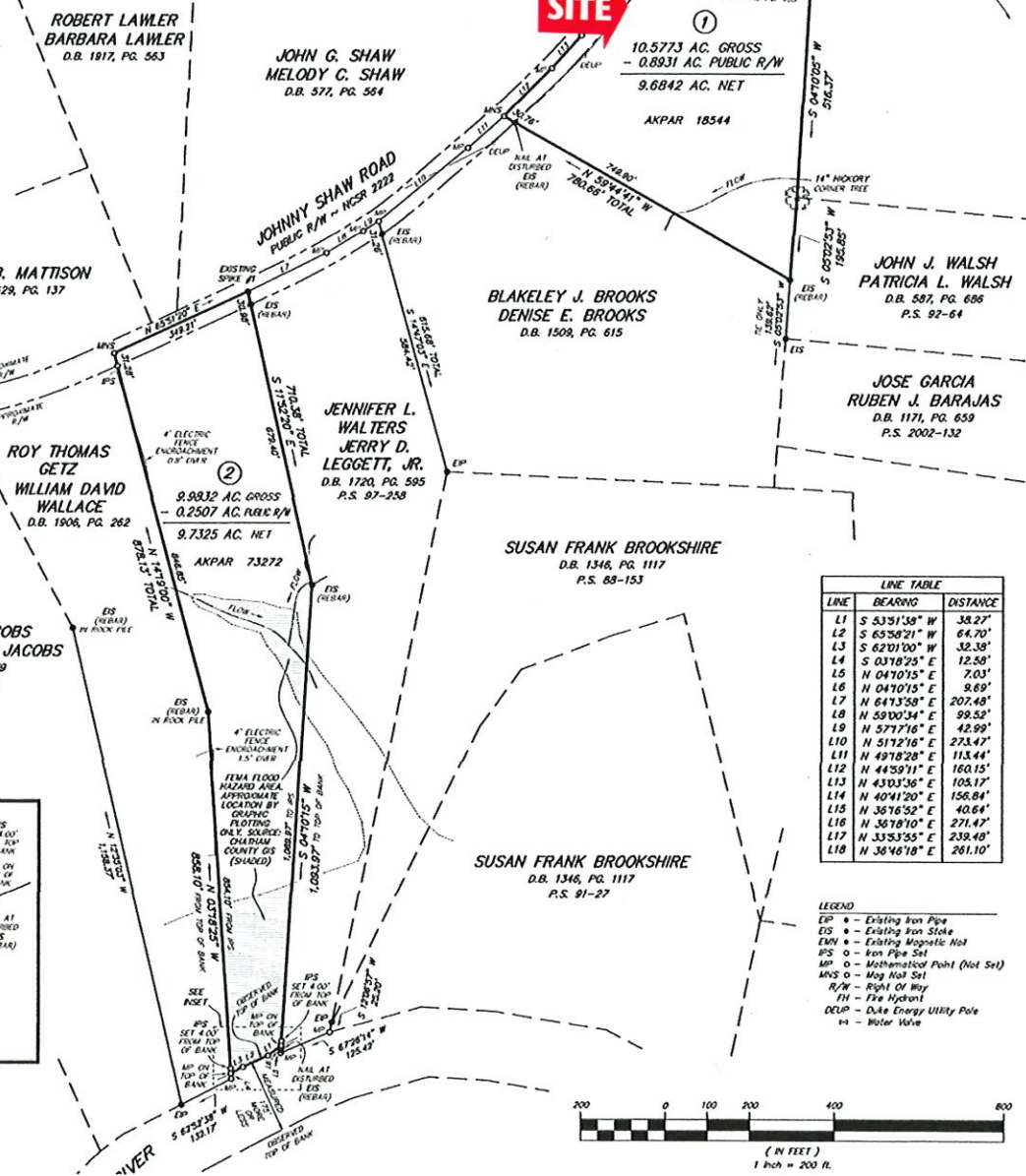
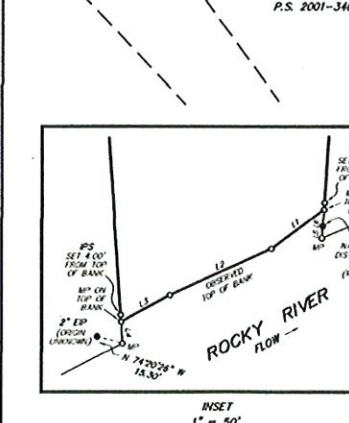
DAVID B. MATTISON  
D.B. 1629, PG. 137

ROY THOMAS GETZ  
WILLIAM DAVID WALLACE  
D.B. 1906, PG. 262

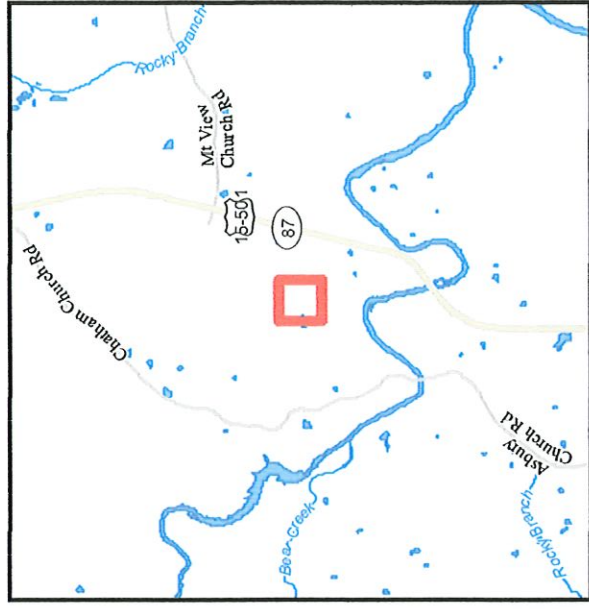
JENNIFER L. WALTERS  
JERRY D. LEGGETT, JR.  
D.B. 1720, PG. 595  
P.S. 97-258

SHEILA A. JACOBS  
D.B. 1752, PG. 551  
P.S. 2001-340

SHEILA A. JACOBS  
JAMES RANDOLPH JACOBS  
D.B. 1772, PG. 79  
P.S. 2001-340



# Chatham County Tax Map



**Legend**

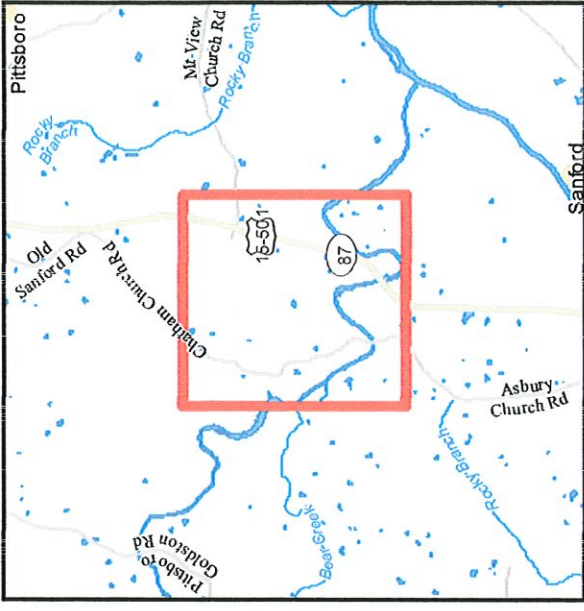
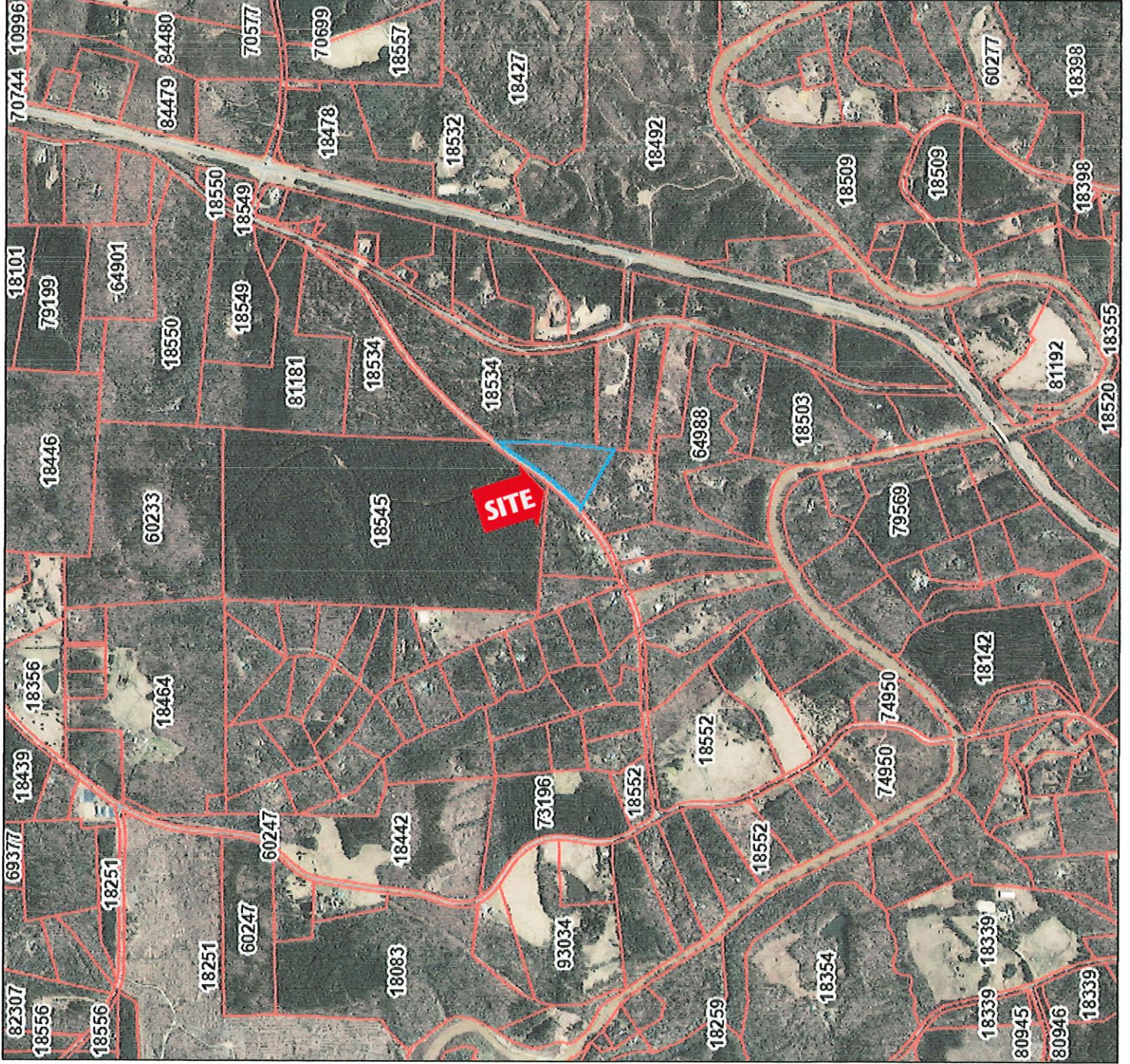
- Parcel Pop-Up
- Address Points
- Parcels



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

Date: 12/8/2022  
Time: 1:51:58 PM

# Chatham County Tax Map



**Legend**

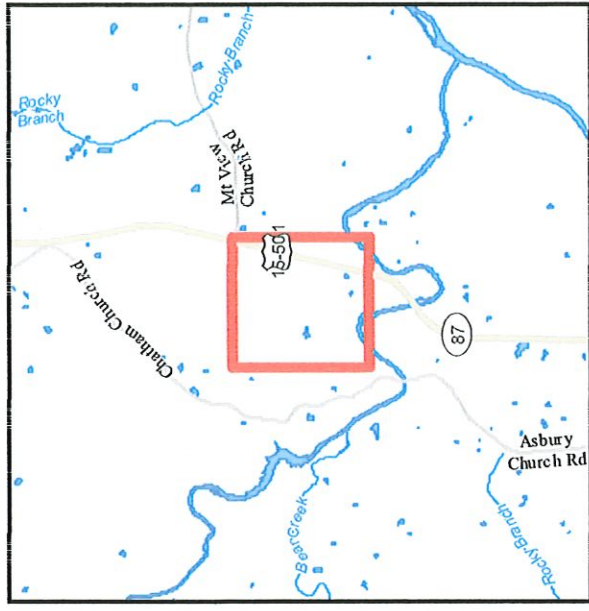
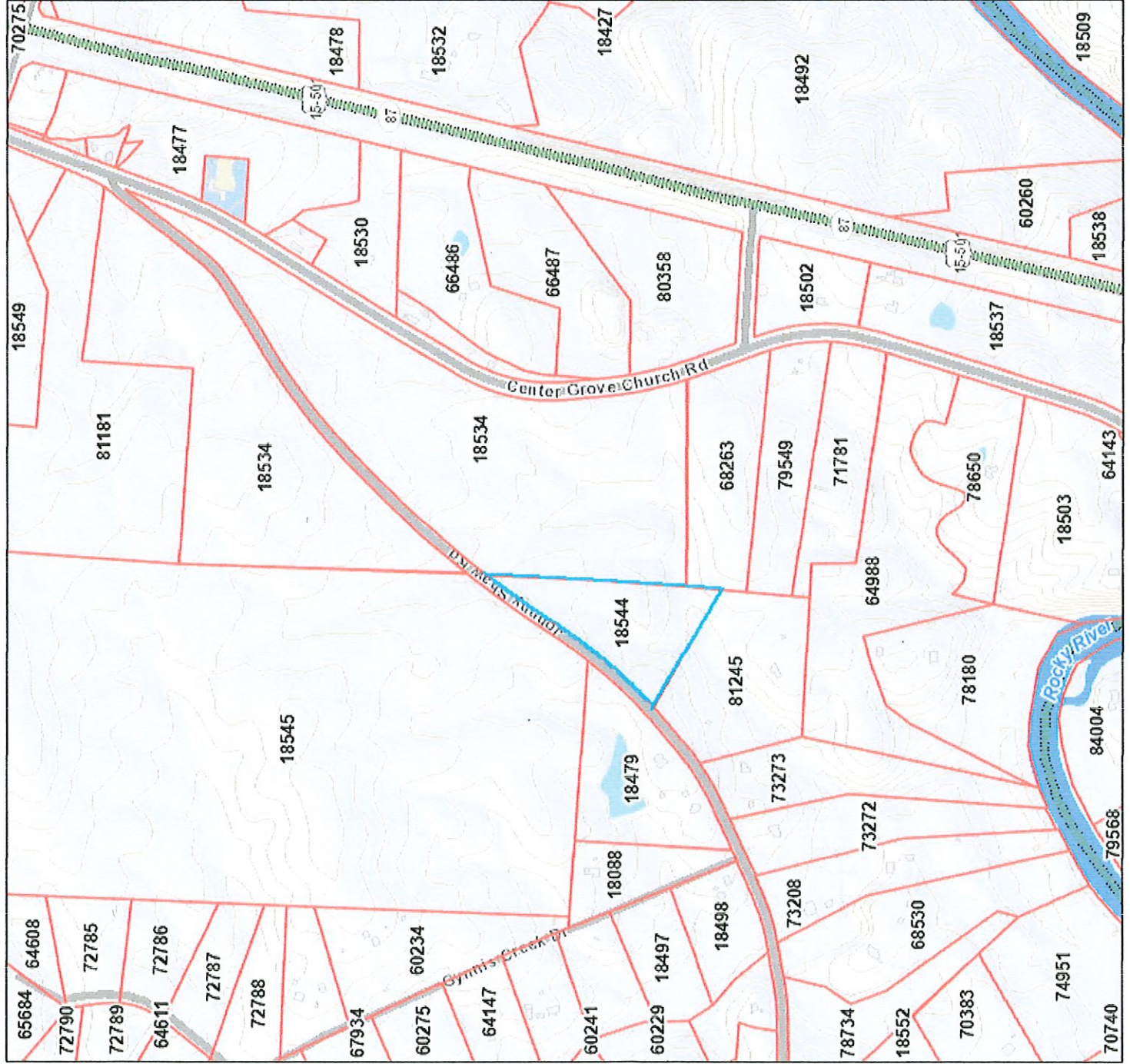
- Parcel Pop-Up
- Parcels



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

Date: 12/9/2022  
Time: 10:08:11 AM

# Chatham County Tax Map



**Legend**

- Parcel Pop-Up
- Parcels



Service Layer Credits:  
Chatham County,  
Chatham County GIS

Date: 12/9/2022  
Time: 10:06:43 AM

FILED  
 CHATHAM COUNTY NC  
 LUNDAY A. RIGGSBEE  
 REGISTER OF DEEDS

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FILED Oct 30, 2017  
 AT 04:28:03 pm  
 BOOK 01954  
 START PAGE 0651  
 END PAGE 0651  
 INSTRUMENT # 12215  
 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 30<sup>th</sup> day of October, 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 9.6842 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated September 22, 2017, and recorded in Plat Slide 2017-321, Chatham County Registry, reference to which is hereby made for a more particular description.

II. ALL of Lot 2 containing 9.9832 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated September 22, 2017, and recorded in Plat Slide 2017-321, 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 Chatham

I, a Notary Public of Chatham 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 30<sup>th</sup> day of October, 2017.

My Commission Expires: 10-13-2022

  
 Printed Name: Nikki G. Patterson  
 NOTARY PUBLIC



# 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 36 7364 PROG# AS2006  
PAGE 1

PARCEL ID... 0018544  
LOCATION... JOHNNY SHAW RD  
DEED YEAR/BOOK/PAGE.. 2017 1954 0651  
PLAT BOOK/PAGE... 2017 0321  
LEGAL DESC:LOT 1  
ASSESSMENT NONE .00  
OWNER ID.. 1361120 .00  
DISTRICT.. 106 CIRCLE CITY FIRE DISTRICT .00

TOWNSHIP... 12 OAKLAND  
NC 27523-6997  
RESIDENTIAL  
NBRHOOD... 1248 OAKLAND  
2021 REVIEW ATILLA

4/20/2021 BY CHJW TAX VALUED.. 3/23/2021 BY CHR VINCENT  
7/08/2019 BY DSD TYPE OF REVIEW  
ROUTING#..  
PARCEL STATUS... ACTIVE  
CATEGORY... REAL & LISTED PERSONAL

\* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD \*  
SALES HISTORY  
SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1954 0651	10/30/2017	NON-WARRANTY DE	RELATED PARTIES			TILLEY BRUCE TRUSTEE OF MBT TR
643 0295	5/13/2004	QUIT CLAIM DEED	RELATED PARTIES			TILLEY IRIS M TRUSTEE FOR T T
413 0408	5/12/2004	SPLIT	OTHER			TILLEY THOMAS E & IRIS M
413 0408	4/16/2002	SPLIT	OTHER			TILLEY THOMAS E & IRIS M
413 0408	12/31/1996	*INVALID	REVENUE STAMPS			TILLEY THOMAS E

LAND SEGMENTS  
LAND TYPE/CODE LAND QTY LAND RATE DPT% SHP% LOC% SIZE OTH% TOP% TOT CURRENT FMV

LAND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZE	OTH%	TOP%	TOT ADJ	CURRENT FMV
2 R-5	100	AC R	LAND	10.577	10,363.62	.00	90.00	100.00	.00	.00	.00	90.00	98,654
TOTAL PARCELS				LAND /10.6VR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	TOTAL LAND	FMV2021	VAL	98,654	98,654	98,654	98,654
APV.....				98,654	0	98,654	98,654	98,654	98,654	98,654	98,654	98,654	98,654
APV.....				98,654	0	98,654	98,654	98,654	98,654	98,654	98,654	98,654	98,654

COMMENTS  
10.5 9.70 NET/CALC  
LESS 0079549 PB 2002/132  
LESS 81245  
PLAT 97/258 SHOWS A 10' ESMT CROSSING PROPERTY; DEED DOESN'T SPECIFY; DEED FOR PARCEL 73273 DESCRIBES ESMT RESERVED BY TILLEY;  
PB 2017/321 LOT 1  
10.577-.893 R/W 9.684 NET

**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](http://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	0018544	2408311	1-05-2023

DESCRIPTION OF PROPERTY	ASSESSED	VALUE	Description	Rate	Assessed
JOHNNY SHAW RD	\$780.85	98,654	CHATHAM COUNTY	0.665	656.05
Taxable Personal Property Value		98,654	CIRCLE CITY FIRE DIST	0.1265	124.80
Total Taxable Value		98,654			
<b>TOTAL DUE</b>					<b>\$ 780.85</b>

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