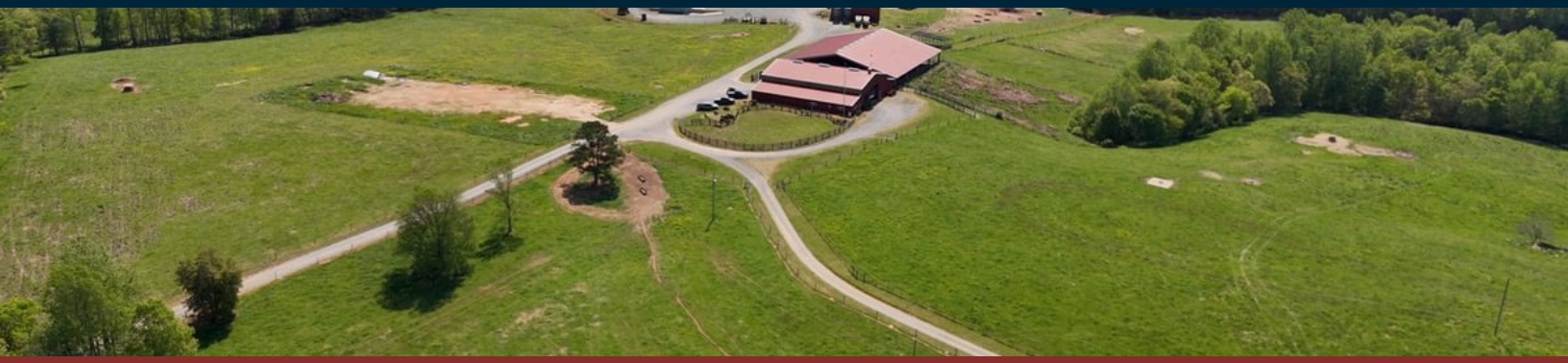


SOLD · SET PRICE

Blue Q Ranch

± 1,114 Acres | Montgomery County | North Carolina | Near Troy

Blue Q Ranch – 1,114± Acre Premier Cattle & Timber Property with River Frontage in Montgomery County, NC

PRICE	PRICE / ACRE	ACREAGE
$12,000,000	$10,771	± 1,114

PROPERTY OVERVIEW

Welcome to the extraordinary Blue Q Ranch, an expansive and diverse property spanning approximately 1,114 acres in the scenic countryside of Montgomery County, North Carolina. Ideally located just over an hour from both Charlotte and Greensboro, the ranch offers convenient access to two of North Carolina's major metrop...

PROPERTY DETAILS

TYPE

Acreage Estates (Farm) · Agriculture / Farmland (Fields) · Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Merchantable Pine Plantation)

ACCESS

ATV · Dirt Road · Gravel Road · Legal Access · Paved Road

UTILITIES

Electric · Telephone · Public Water

WATER FEATURES

Creeks / Streams · Ponds · River Front · River Access

VIEWS

Pastureland · Timber · River

IMPROVEMENTS

Barn · Food Plots · Other Buildings · Ponds · Roads · Septic · Well · House · Fence · Gate · Lodge

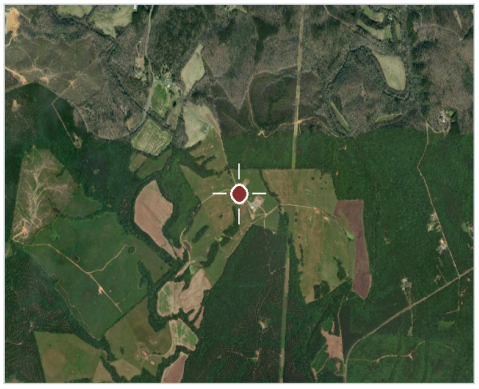
COUNTY TAX PARCEL IDS

7650 00 37 5725, 7650 00 03 7258, 7650 00 43 3473 Portion of 7650 00 60 1622

DOCUMENTS INCLUDED

Deed 516 Page 586 · Deed 451 Page 813 · Plat D 110-D · Plat · Mineral Information

LOCATION



Montgomery County, North Carolina

Jamie Lytton
District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 20, 2026 · https://stage.afmrealestate.com/properties/1114-acres-land-for-sale-in-montgomery-county-north-carolina/blue-q-ranch

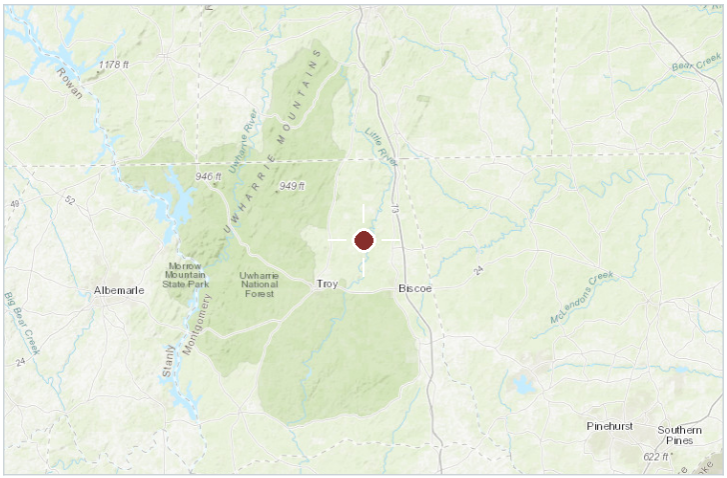
Property Photos

Blue Q Ranch · Montgomery County · North Carolina · Near Troy

Location & Access

Blue Q Ranch · Montgomery County · North Carolina · Near Troy

Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Montgomery County, North Carolina

NEAREST CITY

Troy

APPROXIMATE CENTRE

35.41568, -79.82629

COUNTY TAX PARCEL IDS

7650 00 37 5725, 7650 00 03 7258, 7650 00 43 3473 Portion of 7650 00 60 1622

INTERACTIVE MAP

https://id.land/ranching/maps/3f53a3847774e26688c32aabb2543beb/share

5

FILED in MONTGOMERY County.
Sep 16 2004 at 12:24:46 PM
Kaye G. Norris Register of Deeds

BOOK 516 PAGE 586

MONTGOMERY COUNTY
09/16/2004 $2,520.00
NORTH CAROLINA EXCISE STAMPS

2520.00 Rec.
26.00
2546.00 pd.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: _____
Parcel Identifier No. _____ Verified by _____ County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: John G. McCormick, P.A., 976 Airport Road, Suite 150, Chapel Hill, NC 27514

Brief description for the Index: _____

THIS DEED made this 15th day of September, 20 04, by and between

GRANTOR	GRANTEE
John D. Gray 123 Cub Creek Ext. Chapel Hill, NC 27517	Blue Q Ranch, LLC c/o Black, Rogers, Ruth & Grossman PLLC P.O. Box 770 Concord, NC 28026

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 the City of _____, _____ Township, Montgomery County, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. L-6 © 1977, 2002
Printed by Agreement with the NC Bar Association – 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

956-1124

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

RYAN D. EARP NOTARY PUBLIC ORANGE COUNTY, N.C.

John D. Gray (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that John D. Gray _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of September, 2004.

My Commission Expires: 4.23.06

Ryan D. Earp
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____.

Witness my hand and Notarial stamp or seal, this day of _____, 20__.

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

The foregoing certificate(s) of Ryan D. Earp is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of MONTGOMERY COUNTY, NC in Book 516 Page 586.

This the 16 day of September, 2004 at 12:24 o'clock P M.

KAYE G. NORRIS, Register of Deeds

Kaye G. Norris
Register of Deeds ~~Assistant~~ ~~Deputy~~

NC Bar Association Form No. L-6 © 1977, 2002
Printed by Agreement with the NC Bar Association – 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

EXHIBIT A

KERN

BEGINNING at a spike in the center line of Okaewamee Road (S. R. 1340), a corner with the property conveyed to J. R. Brewer by deed recorded in Deed Book 125, Page 205; said beginning point also being located 125.16 feet northeast of an existing iron, Callicutt's corner, on the southside of the railroad; thence from said beginning point and running with the center line of S. R. 1340 South 72° 32' 23" West 1,660.29 feet to a spike, a corner with the property conveyed to Reid Covington by deed recorded in Deed Book 51, Page 108; thence North 04° 28' 09" East (crossing a steel fence post situated approximately 30 feet from the center line of S. R. 1340) a total of 1,456.95 feet to a post oak; thence North 62° 45' 39" West 1,881.00 feet to a steel fence post; thence North 57° 45' 39" West 429.00 feet to a large beech tree; thence North 57° 45' 39" West 50.00 feet to the middle of the east fork of Little River; thence with the east fork of Little River the following courses and distances: South 23° 37' 48" West 106.04 feet, South 69° 59' 18" West 333.72 feet, South 53° 49' 39" West 534.71 feet, South 14° 33' 09" West 838.52 feet, South 87° 42' 56" West 262.36 feet, North 10° 47' 48" West 249.59 feet, North 58° 39' 07" West 385.42 feet, and North 73° 05' 48" West 124.53 feet; thence leaving the river and running North 80° 39' 52" West (crossing one concrete monument at 43.15 feet and another concrete monument at 797.83 feet) a total of 842.83 feet to the middle of the west fork of Little River; thence running with the west fork of Little River the following courses and distances: North 29° 34' 37" East 96.46 feet, North 30° 59' 03" West 162.18 feet, North 72° 28' 43" West 285.85 feet, North 24° 40' 31" West 346.59 feet, North 33° 20' 49" West 95.62 feet, North 23° 09' 44" East 494.53 feet, North 28° 02' 47" East 438.56 feet, North 22° 04' 29" East 408.28 feet, North 61° 20' 05" East 364.04 feet, North 34° 12' 20" East 232.23 feet, North 16° 58' 39" West 241.03 feet, North 21° 14' 19" East 243.50 feet, and North 00° 49' 30" West 404.23 feet; thence leaving the west fork of Little River and running with property owned by C. J. Kern, individually, South 85° 09' 18" East (crossing a steel fence post at approximately 160 feet and another steel fence post at 160 feet and another steel fence post at 1,474.6 feet) a total of 1,514.60 feet to the middle of the east fork of Little River; thence with the east fork of Little River the following courses and distances: North 59° 51' 47" East 256.17 feet, North 63° 36' 22" East 824.38 feet, North 07° 56' 58" East 135.14 feet (at the mouth of White

KERN Tract add'l

Oak Branch), North 16° 35' 11" West 749.88 feet, North 12° 41' 35" East 428.11 feet, North 31° 16' East 435.77 feet, and North 42° 32' 34" East 620.74 feet; thence leaving the river and running with the boundary line of the property conveyed to E. D. Allen, Sr. by deed recorded in Deed Book 146, Page 25, the following courses and distances: South 79° 17' 04" East (crossing a steel fence post at 50 feet) a total of 602.25 feet to a steel fence post; thence continuing with said Allen line South 10° 42' 56" West 594 feet to a steel fence post; thence with the said Allen property and the property conveyed to J. P. McIntosh by deed recorded in Book 124, Page 421, South 79° 17' 04" East 2,970 feet to a steel fence post; thence South 23° 42' 56" West 1,574.24 feet to a steel fence post at White Oak Branch; thence with White Oak Branch North 78° 47' 19" West 37.77 feet to a steel fence post; thence leaving the branch South 06° 52' 07" West 132 feet to a steel fence post; thence South 85° 52' 07" West 132 feet to a steel fence post; thence North 87° 07' 53" West 165 feet to a steel fence post; thence South 77° 22' 07" West 165 feet to a steel fence post; thence North 63° 37' 53" West 165 feet to a steel fence post; thence North 81° 37' 53" West 99 feet to a steel fence post; thence South 65° 52' 07" West 198 feet to a steel fence post; thence North 43° 37' 53" West 264 feet to a steel fence post; thence North 65° 37' 53" West 231 feet to a steel fence post; thence North 77° 07' 53" West 231 feet to a steel fence post; thence North 12° 07' 53" West 297 feet to a steel fence post; thence North 55° 07' 53" West 198 feet to a steel fence post; thence North 02° 52' 07" East 66 feet to a steel fence post at White Oak Branch; thence running with White Oak Branch the following courses and distances: South 84° 56' 41" West 141.39 feet, South 71° 20' 01" West 223.82 feet, South 83° 49' 53" West 127.48 feet, and South 84° 36' 12" West 185.89 feet to a rock in the ford where the old Salisbury-Fayetteville Road crossed White Oak Branch; thence with the old Salisbury-Fayetteville Road the following courses and distances with each point being marked by a steel fence post unless otherwise indicated: South 00° 11' 48" East 61.36 feet, South 45° 09' 41" East 52.53 feet, South 27° 17' 33" East 162.06 feet, South 38° 58' 22" East 173.93 feet, South 22° 54' 13" West 327.86 feet, South 38° 45' 83" East 550.62 feet, and South 49° 32' 43" East 326.47 feet to a spike in the center line of S. R. 1343; thence with the center line of S. R. 1343 the following courses and distances with each point being

EXHIBIT A
Page 3 of 3

KERR Tract Col'd

marked by a spike in the center line: South 70° 58' 09" East 215.18 feet, South 57° 41' 08" East 195.84 feet, South 57° 43' 42" East 192.96 feet, South 37° 21' 39" East 194.67 feet, South 29° 28' 37" East 471.28 feet, South 34° 43' 51" East 204.51 feet, South 41° 12' 20" East 200.33 feet, and South 45° 51' 48" East 330.09 feet; thence with the old Salisbury-Fayetteville Road South 59° 50' 13" East 276.80 feet to a steel fence post and South 41° 42' 03" East 742 feet to a spike approximately 6 feet East of the center line of S. R. 1343, a corner with the property conveyed to J. A. Brewer by deed recorded in Deed Book 125, page 204; thence with the said Brewer property South 19° 07' 01" West (crossing a steel fence post at 30 feet, an existing iron stake at 1,246.91 feet and a steel fence post at 1,488 feet) a total of 1,518 feet to the point and place of BEGINNING.

KERR Tract Col'd

BEGINNING at a point in the west fork of Little River, said beginning point being the northwestern corner of the 525.76 acre tract conveyed by C. J. Kerr, Contractor, Inc. to Boise Cascade Timberlands by deed recorded in Book 198, Page 560; thence from said beginning point and running with the west fork of Little River the following courses and distances: North 38° 03' 21" West 612.93 feet, South 54° 57' 38" West 510.72 feet, North 70° 39' 17" West 389.57 feet, North 34° 30' 25" West 127.91 feet, and North 19° 14' 29" West 50.24 feet; thence leaving the river and running North 45° 00' East (crossing a steel fence post at 25 feet) a total of 4,137.81 feet to a stake; thence North 73° 30' 29" East (crossing a steel fence post at 573.79 feet) a total of 583.79 feet to a branch; thence with said branch the following courses and distances: South 02° 53' 31" West 277.68 feet, South 00° 47' 01" West 284.56 feet, South 02° 11' 25" East 143.85 feet; South 16° 51' 46" East 482.72 feet, South 45° 58' 05" East 265.90 feet, and South 19° 24' 45" East 188.76 feet to the east fork of Little River; thence running with the east fork of Little River the following courses and distances: South 42° 32' 34" West 21 feet, South 31° 16' West 435.77 feet, South 12° 41' 35" West 428.11 feet, South 16° 35' 11" East 749.88 feet, South 07° 56' 58" West 135.14 feet, South 63° 36' 22" West 824.38 feet, and South 59° 51' 47" West 256.17 feet; thence leaving said river and running North 86° 09' 18" West (crossing a steel fence post at 40 feet and another steel fence post at approximately 1,354.16 feet) a total of 1,514.60 feet to the point and place of BEGINNING.

N/A

FILED in MONTGOMERY County,
Oct 02 2002 at 03:45:39 PM
Kaye G. Norris Register of Deeds

BOOK 451 PAGE 813

MONTGOMERY COUNTY
10/02/2002 $2,000.00
NORTH CAROLINA EXCISE STAMPS

2000.00 Rev-
20.00
2,020.00 pd.

Excise Tax $ 2000.00 Recording Time, Book and Page

Tax Lot No ..... Parcel Identifier No .....

Verified by Montgomery County on the ..... day of .....

by .....

Mail after recording to .....

This instrument was prepared by Russell J. Hollers, Attorney at Law, P. O. Box 567, Troy, NC 27371

Brief description for the Index: 462.5176 acres ± - Troy and Little River Townships

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of September, 2002, by and between

GRANTOR	GRANTEE
Two Bobs, LLC (a NC Limited Liability Company)	**Blue "Q" Ranch, LLC** c/o Black, Rogers, Ruth & Grossman, PLLC P. O. Box 770 Concord, NC 28026

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 the Town of ....., Troy and Little River Townships Montgomery County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference for metes and bounds description of **462.5176 acres**, more or less, hereby conveyed.

The property hereinabove described was acquired by Grantor by instrument recorded in.....
.....
A map showing the above described property is recorded in Plat Cabinet ....., Slide .....

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:

Easements and restrictions of record.

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

Bobby H. Myrick (SEAL)
Bobby H. Myrick, Manager

B. Harold Myrick Mgr (SEAL)
B. Harold Myrick, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Allene C. Williams, a Notary Public for said County and State, do hereby certify that **Bobby H. Myrick** and **B. Harold Myrick, Jr.**, **Managers** of **Two Bobs, LLC**, a Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and notarial seal, this the 30th day of September, 2002.

Allene C Williams
Notary Public

ALLENE C. WILLIAMS NOTARY PUBLIC MONTGOMERY COUNTY, N.C.

My commission expires: 4-21-06

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

The foregoing certificate(s) of Allene C. Williams is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Montgomery County, N. C. in Book 451 at Page 813.

This the 2nd day of October, 2002, at 3:45, P.M.

Kaye G. Morris
Register of Deeds

TWO BOBS LLC TO BLUE "Q" RANCH, LLC

EXHIBIT A

BEGINNING AT A NAIL IN THE CENTER OF STATE ROAD #1340, SAID NAIL ALSO LOCATED IN THE CENTER OF AN EXISTING BRIDGE CROSSING THE WEST FORK OF LITTLE RIVER , RUNNING THENCE ALONG THE CENTER LINE OF SAID STATE ROAD #1340 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: (1) N. 26-16-53 E. 562.97 FT. TO A NAIL SET, (2) N. 23-41-11 E. 103.59 FT. TO A NAIL SET, (3) N. 11- 41-13 E. 102.56 FT. TO A NAIL SET, (4) N. 04-33-55 W. 100.51 FT. TO A NAIL SET, (5) N. 15-05-15 W. 72.77 FT. TO A NAIL SET, (6) N. 17-58-08 W. 86.49 FT. TO A NAIL SET, (7) N. 15-07-16 W. 102.47 FT. TO A NAIL SET, (8) N. 14-39-36 W. 100.74 FT. TO A NAIL SET, (9) N. 03-35-41 W. 103.55 FT. TO A NAIL SET, (10) N. 09-59-29 E. 100.54 FT. TO A NAIL SET, (11) N. 15-59-27 E. 107.92 FT. TO A NAIL SET, (12) N. 17-33-54 E. 193.16 FT. TO A NAIL SET, (13) N. 15-28-23 E. 99.11 FT. TO A NAIL SET AND (14) N. 12-37-21 E. 109.63 FT. TO A RAILROAD SPIKE FOUND IN THE CENTER LINE OF SAID STATE ROAD #1340, A CORNER OF WILLIAM MANESS(DEED BOOK 195, PAGE 638); THENCE ALONG SAID MANESS PROPERTY THE FOLLOWING COURSES AND DISTANCES (1) N. 35-15-23 E. 643.68 FT. TO A FENCE POST; (2) S. 89-41-41 E. 527.69 FT. TO AN IRON PIPE FOUND IN A PILE OF ROCKS, (3) N. 86-41-41 E. 454.74 FT. TO AN OLD NAIL FOUND ON THE SOUTH SIDE OF A BRANCH, A CORNER OF HENRY ALLEN (NOW OR FORMERLY) (DEED BOOK 77, PAGE 36); THENCE S. 21-03-18 E. 926.65 FT. TO A REBAR IRON FOUND; THENCE S. 44-13- 30 W. 576.19 FT. TO AN IRON PIPE FOUND IN A PILE OF ROCKS; THENCE S. 07-38-36 E. 2763.08 FT. TO AN IRON PIPE FOUND NEAR GOLD BRANCH, A CORNER OF J. A. MCINTOSH (DEED BOOK 101 PAGE 316); THENCE ALONG SAID MCINTOSH PROPERTY THE THREE FOLLOWING COURSES AND DISTANCES (1) S. 81-54-06 E. 2667.31 FT. TO AN IRON PIPE, (2) S. 07-01-43 E. 728.49 FT. TO A FENCE CORNER, AND (3) S. 82-48-06 E. (PASSING OVER A STEEL FENCE POST AT 980.89 FT.) A TOTAL DISTANCE OF 1040.89 FT. TO A POINT IN THE APPROXIMATE CENTER LINE OF LITTLE RIVER; THENCE ALONG THE APPROXIMATE CENTER LINE OF SAID LITTLE RIVER AND THE LINES OF LINDA VONCANNON (DB 254, PG. 94), BRETT M. KENNEDY (DB 264, PG. 915) AND WILLIAMETTE INDUSTRIES INC. (DB 247, PG 14) THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES: (1) S.01-48-39 E 269.91 FT. TO A POINT, (2) S. 28-29-06 W. 222.23 FT. TO A POINT, (3) S. 10-52-27 W. 485.56 FT. TO A POINT (4) S 05-35-20 W. 440.83 FT TO A POINT (5) S. 10-19-14 W. 372.15 FT. TO A POINT (6) S. 12-56-37 W. 210.65 FT. TO A POINT (7) S. 26-59-33 W. 292.64 FT. TO A POINT (8) S. 49-12-12 W. 181.25 FT. TO A POINT (9) S. 44-25-32 W. 35.76 FT. TO A POINT, (10) N. 85-44-50 W. 37.90 FT. TO A POINT, (11) N. 87-59-51 W. 31.27 FT. TO A POINT (12) N. 52-18-57 W. 21.87 FT. TO A POINT, (13) N. 50-40-17 W. 255.76 FT. TO A POINT, (14) N. 57-05-30 W. 211.87 FT. TO A POINT, (15) N. 88-50-08 W. 178.74 FT. TO A POINT, (16) S. 77-08-12 W. 176.14 FT. TO A POINT, (17) S.48-54-04W. 198.90 FT. TO A POINT, AND (18) S. 44-17-53 W. 599.74 FT. TO A POINT AT A THE INTERSECTION OF THE RIVER AND A SMALL BRANCH. THENCE ALONG SAID BRANCH AND THE LINE OF WILLIAMETTE INDUSTRIES, INC. PROPERTY (DEED BOOK 247, PAGE 14) THE SIX FOLLOWING COURSES AND DISTANCES: (1) N. 17-39-26 W. 188.76 FT. TO A POINT, (2) N. 44-13-46 W. 265.90 FT. TO A POINT, (3) N. 15-06-27 W. 463.72 FT TO A POINT, (4) N. 00-26-06 W. 143.85 FT. TO A POINT, (5) N. 02-32-20 E. 284.56 FT. TO A POINT, AND (6) N. 04-38-50 E. 277.68 FT. TO A POINT, THENCE LEAVING THE BRANCH AND PASSING OVER A STEEL FENCE POST AT 11.41 FT. A TOTAL MEASUREMENT OF S. 75-15-44 W. A TOTAL DISTANCE OF 583.79 FT. TO A STEEL FENCE POST; THENCE S. 46-45-19 W. 1481.88 FT. TO AN IRON PIPE, A CORNER OF TWO BOBS, LLC PROPERTY IN THE WILLIAMETTE INDUSTRIES, INC LINE; THENCE ALONG TWO BOBS LLC PROPERTY THE TEN FOLLOWING COURSES AND DISTANCES: (1) N. 32-04-31 W. 2178.45 FT. TO AN IRON PIPE, (2) N. 46-55-31 W. 570.42 FT. TO AN IRON PIPE, (3) N. 32-07-33 W. 102.02 FT. TO AN IRON PIPE, (4)N. 36-45-13 E. 167.90 FT. TO AN IRON PIPE, (5) N. 35-32-13 E. 230.62 FT. TO AN IRON PIPE, (6) N. 12-48-47 E. 302.61 FT TO AN IRON PIPE, (7) N. 51-20-46 W. 254.16 FT. TO AN IRON PIPE, (8) N. 34-40-40 W. 179.40 FT. TO AN IRON PIPE (9) N. 14-55-56 W. 363.81 FT. TO AN IRON PIPE, AND (10) N. 13-10-34 E. 40.61 FT. TO A POINT IN THE CENTER OF WEST FORK OF LITTLE RIVER; THENCE ALONG THE APPROXIMATE CENTER OF SAID RIVER THE ELEVEN FOLLOWING COURSES AND DISTANCES: (1) N. 80-31-34 E. 215.58 FT. TO A POINT, (2) N 64-06-07 E. 141.34 FT. TO A POINT, (3) N. 25-44-04 E. 94.81 FT. TO A POINT (4) N. 32-46-59 E. 131.49 FT. TO A POINT, (5) N. 56-05-11 E. 155.17 FT. TO A POINT, (6) N. 15-22-59 E. 113.11 FT. TO A POINT (7) N. 03-47-32 E. 272.06 FT. TO A POINT, (8) N. 49-18-11 W. 349.90 FT TO A POINT, (9) N. 45-28-31 W. 271. 23 FT. TO A POINT, (10) N. 41-52-27 W. 146.70 FT. TO A POINT, AND (11) N. 49-38-06 W. 171.78 FT. TO THE PLACE OF BEGINNING. CONTAINING 462.5176 ACRES MORE OR LESS.

BEING KNOWN AND DESIGNATED AS A PORTION OF TWO BOBS, LLC PROPERTY RECORDED IN DEED BOOK 370, PAGE 343, AND DEED BOOK 380, PAGE 638, MONTGOMERY COUNTY REGISTRY.

I, EUGENE M. GARNER, CERTIFY THAT
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION; I.E. A RECOMBINATION.

I, EUGENE M. GARNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED OF REFERENCE RECORDED IN DEED BOOK 370 PAGE 343, MONTGOMERY COUNTY REGISTRY; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF JAN A.D., 2003.

NORTH CAROLINA PROFESSIONAL SEAL L-3904 LAND SURVEYOR EUGENE M. GARNER

EUGENE M. GARNER PLS L-3904

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION THIS DAY AND HOUR AND DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF MONTGOMERY COUNTY, N.C., IN PLAT CABINET D AT SLIDE 164 THIS THE 16 DAY OF January AT 2:30 O'CLOCK, P M.

Kay B. Harris
REGISTER OF DEEDS

THIS PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS UNDER PARAGRAPH 1, ARTICLE V, SECTION 501 OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE.

Phil Hensley 1-27-03
SUBDIVISION ADMINISTRATOR

I CERTIFY THAT THE PLAT SHOWN HEREON IS NOT WITHIN THE WATERSHED PROTECTION DISTRICT OR COMPLIES WITH THE WATERSHED PROTECTION DISTRICT FOR MONTGOMERY COUNTY AND IS APPROVED BY THE PLANNING BOARD FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

1-27-03 Phil Hensley
DATE WATERSHED ADMINISTRATOR
MONTGOMERY COUNTY, NORTH CAROLINA

I, Bruce C. Hensley, REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-27-03 Bruce C. Hensley
DATE REVIEW OFFICER

LEGEND

UNLESS OTHERWISE DENOTED:
- ○ = SET IRON ROD
- ● = EXISTING IRON PIPE
- ⊠ = EXISTING CONCRETE MONUMENT
- CL = CENTERLINE
- PK = P-K BRAND MASONRY NAIL
- SRR = SET RAILROAD SPIKE
- Ø = POWER POLE
- FPK= PK NAIL FOUND
- FRR = FOUND RAILROAD SPIKE
- SPK = PK NAIL SET
- TP = TELEPHONE POLE
- ▲ = RIGHT OF WAY MONUMENT
- ◇ = POINT NOT SET
- R/W = PUBLIC ROAD RIGHT OF WAY
- ——X——X— = FENCE
- —·—·—·— = OVERHEAD POWER LINE

SPECIAL NOTES:
- LINES NOT SURVEYED ARE SHOWN DASHED.
- AREA DETERMINED BY COMPUTER.
- NO NCGS OR OTHER CONTROL FOUND WITHIN 2000'.
- POINTS IN CENTERLINE OF STREAMS WERE NOT SET.
- MINIMUM LOT SIZE: 21,780 SQUARE FEET
  REQUIRED SETBACKS:
  FRONT 30'
  SIDE 10'
  REAR 20'

CALLS ALONG THE CENTERLINE OF OKEEWEMEE STAR RD. (SR 1340)

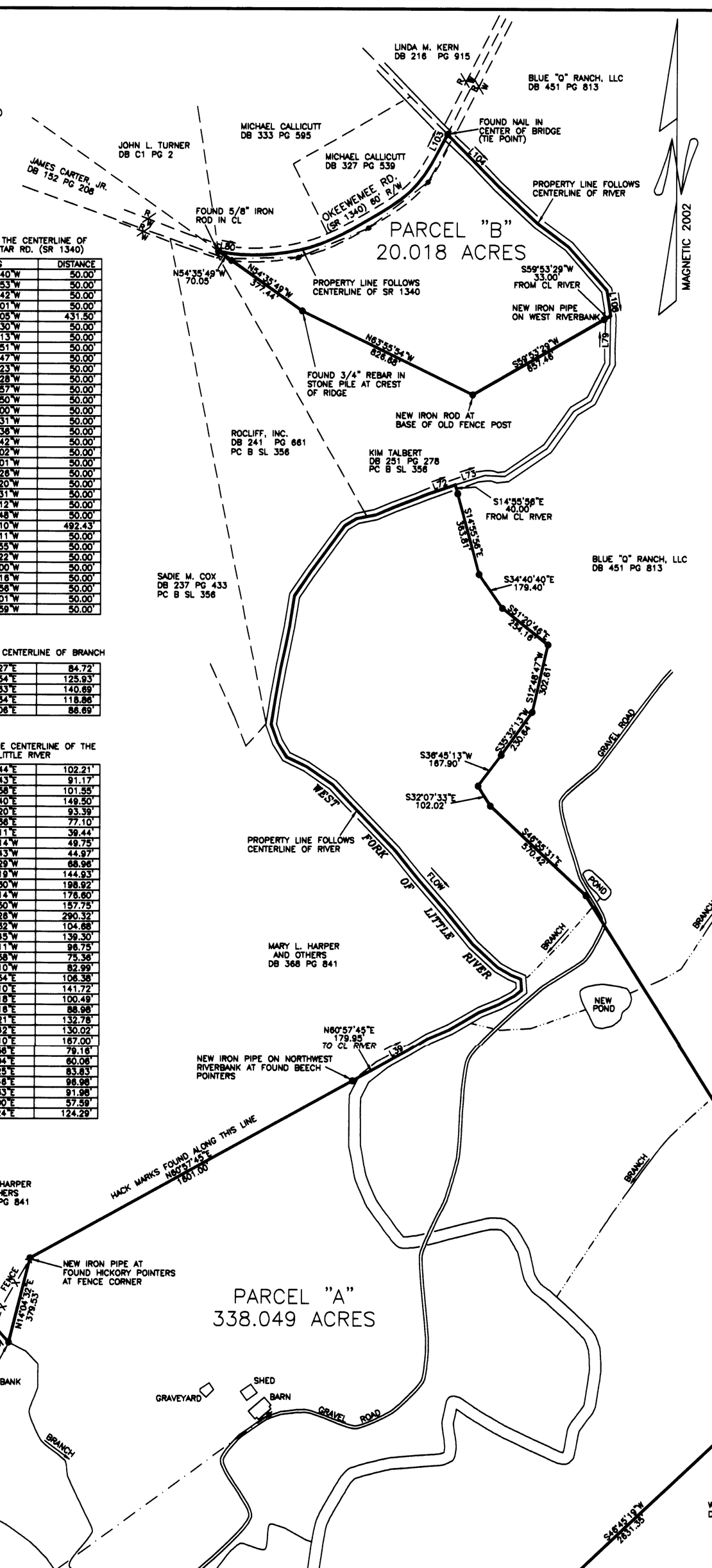
LINE	BEARING	DISTANCE
L1	N37°02'40"W	50.00'
L2	N41°27'53"W	50.00'
L3	N44°07'42"W	50.00'
L4	N45°24'01"W	50.00'
L5	N46°14'05"W	431.50'
L6	N46°31'30"W	50.00'
L7	N47°28'13"W	50.00'
L8	N48°53'51"W	50.00'
L9	N50°43'47"W	50.00'
L10	N54°01'23"W	50.00'
L11	N58°01'28"W	50.00'
L12	N62°35'57"W	50.00'
L13	N67°03'50"W	50.00'
L14	N70°02'00"W	50.00'
L15	N72°03'31"W	50.00'
L16	N73°31'38"W	50.00'
L17	N75°29'42"W	50.00'
L18	N78°10'02"W	50.00'
L19	N82°56'01"W	50.00'
L20	N86°44'26"W	50.00'
L21	S87°51'20"W	50.00'
L22	S83°13'31"W	50.00'
L23	S82°00'12"W	50.00'
L24	S80°50'48"W	50.00'
L25	S80°24'10"W	492.43'
L26	S82°32'11"W	50.00'
L27	S84°02'55"W	50.00'
L28	S86°42'22"W	50.00'
L29	N87°46'00"W	50.00'
L30	N79°35'16"W	50.00'
L31	N71°31'58"W	50.00'
L32	N80°44'01"W	50.00'
L33	N51°26'59"W	50.00'

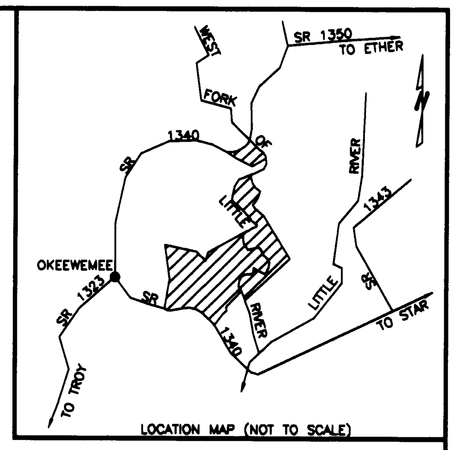
CALLS ALONG THE CENTERLINE OF BRANCH

L34	S35°58'27"E	84.72'
L35	S40°26'54"E	125.93'
L36	S49°30'33"E	140.69'
L37	S46°15'34"E	118.86'
L38	S41°32'08"E	86.89'

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER

L39	N60°09'44"E	102.21'
L40	N58°38'43"E	91.17'
L41	N66°43'58"E	101.55'
L42	N59°14'40"E	149.50'
L43	N67°29'20"E	93.39'
L44	N61°32'38"E	77.10'
L45	N50°33'11"E	39.44'
L46	N03°55'14"W	49.75'
L47	N68°15'43"W	44.97'
L48	N80°21'29"W	68.98'
L49	N46°58'19"W	144.93'
L50	N38°59'30"W	198.92'
L51	N40°55'14"W	176.60'
L52	N38°48'50"W	157.75'
L53	N43°48'28"W	290.32'
L54	N43°25'32"W	104.68'
L55	N55°17'45"W	139.30'
L56	N64°15'11"W	98.75'
L57	N31°47'58"W	75.38'
L58	N19°53'10"W	82.99'
L59	N08°44'54"E	106.38'
L60	N10°04'10"E	141.72'
L61	N11°49'18"E	100.49'
L62	N11°15'18"E	88.98'
L63	N08°56'21"E	132.78'
L64	N34°00'42"E	130.02'
L65	N35°57'10"E	167.00'
L66	N35°55'58"E	79.16'
L67	N59°13'04"E	60.06'
L68	N76°25'25"E	83.83'
L69	N67°25'46"E	98.98'
L70	N69°13'33"E	91.98'
L71	N66°19'00"E	57.59'
L72	N71°03'24"E	124.29'





LOCATION MAP (NOT TO SCALE)

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER SERVING AS A TIE BETWEEN PARCELS "A" AND "B"

L73	N72°26'33"E	135.28'
L74	S87°18'31"E	85.75'
L75	N55°50'03"E	220.17'
L76	N35°33'09"E	198.74'
L77	N58°17'28"E	87.89'
L78	N26°46'24"E	178.06'
L79	N00°55'09"E	211.49'

CALLS ALONG THE CENTERLINE OF OKEEWEMEE RD. (SR 1340)

L80	S79°28'58"E	50.00'
L81	S83°30'46"E	50.00'
L82	S87°56'58"E	50.00'
L83	N88°00'07"E	50.00'
L84	N85°00'40"E	50.00'
L85	N82°24'43"E	50.00'
L86	N79°28'16"E	50.00'
L87	N75°46'56"E	50.00'
L88	N71°38'02"E	50.00'
L89	N67°18'18"E	50.00'
L90	N64°25'20"E	50.00'
L91	N62°23'45"E	50.00'
L92	N60°50'32"E	50.00'
L93	N59°47'41"E	50.00'
L94	N59°08'59"E	50.00'
L95	N58°02'19"E	50.00'
L96	N55°07'50"E	50.00'
L97	N49°59'40"E	50.00'
L98	N43°51'22"E	50.00'
L99	N37°12'20"E	50.00'
L100	N32°21'23"E	50.00'
L101	N29°16'12"E	50.00'
L102	N27°37'16"E	50.00'
L103	N27°24'53"E	51.33'

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER

L104	S44°38'33"E	324.34'
L105	S46°40'30"E	223.03'
L106	S52°52'45"E	175.61'
L107	S41°28'01"E	248.42'
L108	S08°37'17"E	112.70'

1-26-2003
8:30AM

$21.00 pd. D

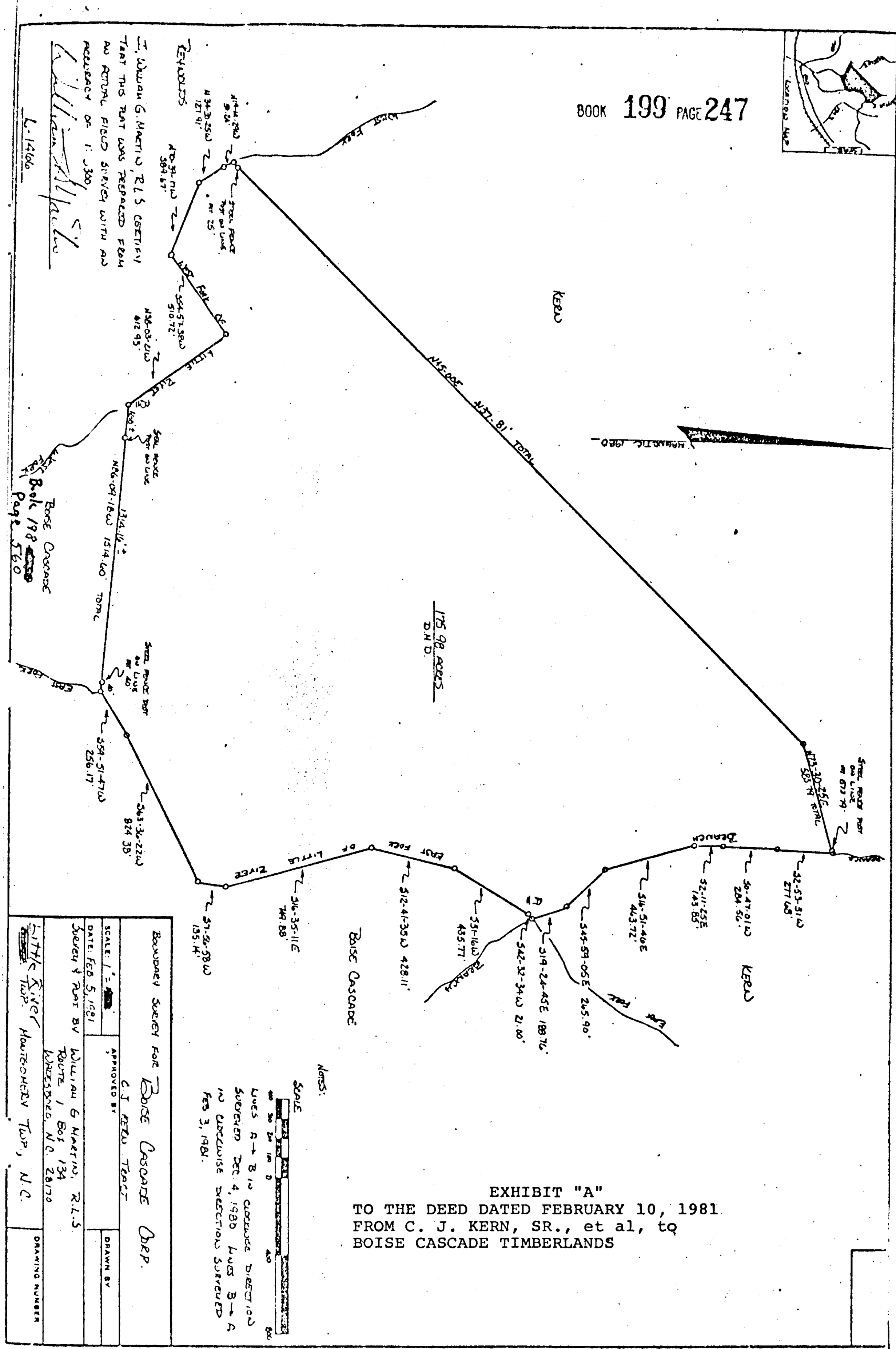


EXHIBIT "A"
TO THE DEED DATED FEBRUARY 10, 1981
FROM C. J. KERN, SR., et al, to
BOISE CASCADE TIMBERLANDS

623.50

BOOK 247 PAGE 11

11-16-90
9:31 a.m.

623.50 Rec.
24.00
647.50 pd.

WARRANTY DEED

THIS WARRANTY DEED made on the 13th day of November, 1990, by BOISE CASCADE CORPORATION, a Delaware corporation, city of Boise, county of Ada, state of Idaho, herein referred to as Grantor, to WILLAMETTE INDUSTRIES, INC., an Oregon corporation, of 3800 First Interstate Tower, city of Portland, county of Multnomah, state of Oregon, herein referred to as Grantee.

Witnesseth, that Grantor, in consideration of $5 and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey to Grantee, its successors and assigns, all those certain tracts or parcels of land in the county of Montgomery, state of North Carolina, and as described on Exhibit A attached hereto and by this reference made a part hereof. The Grantor reserves all Mineral Rights in the above-described property. The term "Mineral Rights" shall mean the ownership, use, enjoyment, disposition, exploitation, or development of any and all minerals now or hereafter susceptible of commercial exploitation from the land described on Exhibit A, including, without limitation, all base and precious metals, coal, industrial minerals, and all oil, gas, and other liquid or gaseous hydrocarbons, but excluding sand and gravel. Mineral Rights shall include the right to use the surface and subsurface of the lands in connection with exploration for, extraction, treatment, and development of minerals, provided that the owner of the Mineral Rights shall from time to time, but at least 30 days prior to commencement of the planned activities, notify the surface owner of its planned activities, provided that no notice need be given in connection with activities on lands for which an annual rental is being paid as provided below and notice of less than 30 days may be given where no surface disturbance or disruption of the activities of the surface owner will occur as a result of the mineral owner's activity, and shall compensate the surface owner for the following: (i) the fair market value of damages to any crops, timber, or other improvements caused by its activities, (ii) the annual fair rental value of that part of surface where activities of the surface owner (including, without limitations, growing timber) are disrupted in connection with extraction, treatment, and development (however, no amount shall be paid for use for exploration including, without limitation, drilling, trenching, etc., or for roads unless the road is used exclusively by the mineral owner) based upon the surface owner's use of the property at the commencement of use by the mineral owner determined and payable annually in advance, and (iii) in the event the mineral owner does not place the surface of the property in substantially the same condition it was in prior to use by the mineral owner at the conclusion of use by the mineral owner, the then fair market value of surface area based upon its use by the surface owner at the commencement of mineral activities on the surface area in question. The surface owner may convey to the mineral owner title to any property not restored by the mineral owner. The mineral owner shall be entitled to commence use of the surface even

Prepared by: Joe Munson / Mail to: Jimmy L. Love, Attorney, P.O. Box 309, Sanford, NC 27331-0309

105563

See Easement in Record Book 303 Page 275