Excise Tax:

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371
Mail Deed To: GRANTEE
Brief Description for Index:Biscoe and Mount Gilead Township

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

NO TITLE EXAM

GENERAL WARRANTY DEED

THIS DEED made this the _____ day of **September, 2021** by and between

GRANTOR	**GRANTEE**
Montgomery County Board of Education A Body Politic and Corporate, Under and By virtue of the Laws of the State of N.C.	The County of Montgomery PO Box 425 Troy,N.C. 27371

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, in fee simple absolute, that property situated in **Biscoe and Mount Gilead TOWNSHIPS**, Montgomery **COUNTY**, North Carolina, being more particularly described as follows:

See Attached Exhibit "A" (Pages 1-4)

The Law Firm of Garner and Williamson, P.A. has neither examined nor certifies as to the title to the above described property.

Does the above describe property include the primary residence of the Grantor? ____ Yes __X__ No

This property was acquired by grantor by instrument recorded in Book , Page ,
Montgomery County Registry.

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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

_____ SEAL
Steven W. DeBerry Chairman of the
Board of Education

Attest:

_____
Secretary of the Board of Education

STATE OF North Carolina
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that Steven W. DeBerry, Chairman of the Montgomery County Board of Education, a North Carolina Political Body personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this _____ day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

EAST MONTGOMERY HIGH SCHOOL PROPERTY - Biscoe Township

Tract One:

Being a part of lot one (1) of the Morris-Johnson-Johnson property according to a plat prepared by N.R. Kinny, Engineer, dated June 1953, and recorded in Map Book 31 at Page 16, now Plat Cabinet A, Slide 306 of the Montgomery County Registry, said lot described in metes and bounds as follows:

Beginning at an iron stake, control corner, which iron stake is located 50 feet from the center of the Norfolk Southern Railroad track, and in the dividing line between this tract and the Lewis land, and runs thence South 39 degrees 00 minutes East 453.1 feet to an iron stake in the West right of way line of the Norfolk Southern Railroad located 50 feet from the center of the railroad track, and in the line between Lot Number 1 and Lot Number 2 of the Morris-Johnson-Johnson property; thence with the dividing line between Lot Number 1 and Lot Number 2 South 50 degrees 46 minutes West 3590 feet to an iron stake in the line of Lot #6, corner between Lot #1 and Lot #2 of the Morris-Johnson-Johnson Property; thence with the line of Lot #6 North 52 degrees 53 minutes West 341.7 feet to an iron stake, corner between Lot #1 and Lot #5; thence with and beyond the South line of Lot #5 North 41 degrees 47 minutes East 2266.5 feet to an iron stake; thence North 57 degrees 19 minutes East 481.0 feet to a stake in a rock pile, corner with Lewis; thence North 61 degrees 24 minutes East 971.7 feet to the Beginning, containing forty-one and sixty-three hundredths (41.63) acres, more or less, as per plat of survey made by C.H. Blue, Registered Surveyor, Southern Pines, North Carolina, January, 1960.

For title reference see Deed Book 117 Page 44 Montgomery County Registry.

Tract Two:

Being a part of Lots number Two (2) and Three (3) of the Morris-Johnson-Johnson Property according to a plat prepared by N.R. Kinny, Engineer, dated June 1953, and recorded in Map Book 31 Page 16, now Plat Cabinet A Slide 306, of the Montgomery County Registry, and said lot described in a combined description by metes and bounds as follows:

Beginning at an iron stake, control corner, which iron stake is located in the right of way line of the Norfolk Southern Railroad right of way 50 feet from the center of said railroad track and in the line between Lot #3 and #4 of the Morris- Johnson- Johnson subdivision, and runs thence with the dividing line between Lot #3 and #4 South 50 degrees 46 minutes West 3368 feet to an iron stake in the line of Lot #6; thence with the East line of Lot #6 North 52 degrees 53 minutes West 926.2 feet to the Northwest corner of Lot #2 being the Southwest corner of Lot #1; thence with the dividing line between Lots #1 and #2 North 50 degrees 46 minutes East 3590 feet to a stake in the west edge of the Norfolk Southern Railroad right of way located 50 feet from the center of the Norfolk Southern Railroad; thence with the west right of way line of said Railroad South 39 Degrees 00 minutes East 900 .07 feet to the Beginning, containing a total of seventy-one and eighty-six hundredths (71.86) acres, more or less, being thirty-six and fifty-three hundredths (36.53) acres in Lot #2 and thirty-five and thirty-three hundredths (35.33) acres in Lot #3.

For title reference see Book 117 page 117 Montgomery County Registry.

WEST MONTGOMERY HIGH SCHOOL PROPERTY - Mount Gilead Township:

Tract One:

Bounded on the North by the lands of the United States Government on the East by the Bruton property and the Ingram property, on the South by the Greene property and the Brown property and on the West by the division of the Wallace Estate Lands and the R.W. Wilson property.

Beginning at an iron pipe corner with United States Government tract, and runs thence South 3 degrees 03 minutes West 1399.40 feet to an iron pipe and a stone corner; thence North 86 degrees 58 minutes West 858 feet to an iron pipe, corner; thence South 3 degrees 02 minutes West 1364.70 feet to an iron pipe in a stone pile corner with P. Greene and B. Brown property; thence North 70 degrees 19 minutes West 989.56 feet to an iron pipe at the branch; thence North 4 degrees 45 minutes East 1257.27 feet to an iron pipe, corner with R.W. Wilson property; thence North 3 degrees 18 minutes East 1235.35 feet to an iron pipe in the United States Government line corner with the R.W. Wilson property; thence with the United States Government line, corner with the R.W. Wilson property; thence with the United States Government line South 86 degrees 37 minutes East 1765.50 feet to the beginning containing eighty-three and twenty-five one hundredths (83.25) Acres, more or less, as per plat of survey made by Moore Gardner and Associates, Inc. Engineers, Asheboro, North Carolina dated January, 1960.

For title reference see deed book 117 page 48 Montgomery County Registry.

Tract Two:

Beginning at an iron pipe, the Northwest corner of the Martin tract of land said iron pipe being located in the United States Government line South 86 degrees 37 minutes East 135.20 feet from a stone, United States Government corner also the Southeast corner of the Roper Estate Tract, and runs with the Martin line South 3 degrees 18 minutes West 1235.35 feet to an iron rod in the Martin line, corner with lot number 5 of the Wooley Estate Division; thence North 87 degrees 19 minutes West 1521.72 feet crossing North Carolina Highway 109 and Highway 27 to an iron pipe; thence North 2 degrees 41 minutes East 165 feet to an iron pipe; thence North 87 degrees 19 minutes West 165 feet to an iron pipe; thence South 2 degrees 41 minutes West 165 feet to a railroad iron ; thence North 73 degrees 19 minutes West 278.22 feet to an iron pipe which said iron pipe is located in an old road and North 4 degrees 27 minutes West 792.97 feet from a point on the South face of a concrete abutment on the North side of Highway Number 27; thence with the old road North 14 degrees 59 minutes East 298.19 feet to an iron pipe in said old road; thence continuing with said old road North 15 degrees 51 minutes East 631.20 feet to an iron pipe located in said old road; thence continuing with said old road North 5 degrees 39 minutes East 310.24 feet to an iron pipe, corner; thence with the Roper Estate line South 85 degrees 40 minutes East crossing the Railroad and the Highway 1613.24 feet to a stone ,United States Government corner; thence with the United States Government line South 86 degrees 37 minutes East 135.20 feet to the Beginning, containing fifty-two and thirty-five one hundredths acres, more or less, (52.35) as per survey and plat by Moore Gardner and Associates, Engineers, Asheboro, North Carolina January 1960.

This conveyance is made subject to easement for highway right of way and Norfolk Southern Railroad.

For title reference see Book 117 Page 27 Montgomery County Registry.

West Montgomery High School Property

Tract 3

Beginning at a stake the second corner of Lot #5 and runs with its line South 87 degrees East 61 poles to its other corner; thence with the old line South 3 1/2 West 24 poles to a stake; thence North 87 degrees West 61 poles to a stake; thence North 3 1/2 East 24 poles to the beginning containing 9 1/8 acres, more or less, being allotted to Ada Wooley Blankenship in the division of the Estate of W.F. Wooley, deceased under a Special Proceeding entitled Martha J. Wooly against W.A. Wooley and others and being Lot #6 of Plot "C" file with report in said proceedings and being part of Tract No. 9 known as the Wadeville Tract as designated in said petition. For a more accurate description reference is hereby made to the report of the Commissioner in the above mentioned Special Proceeding recorded in Book 69 Page 290 of Montgomery County Registry.

For title reference see Deed Book 136 Page 65 Montgomery County Registry

Tract 4:

A tract or parcel of land lying and being in Mt. Gilead Township, Montgomery County, North Carolina, more particularly described as follows:

Beginning at a pipe set in the old line being South 89 degrees 18 minutes 45 seconds West 100.13 feet from the second corner of the land in the deed from Janice Hurley Martin et. ux to the Board of Education of Montgomery County, dated February 25, 1960 and recorded in Deed Book 117 Page 48; thence with 2 new lines South 0 degrees 25 minutes 56 seconds East 400.10 feet to a pipe set, thence South 67 degrees 13 minutes 12 seconds West 816.15 feet to a pipe set in the old school line, being North 0 degrees 41 minutes 48 seconds West 657.17 feet from the old fourth corner, thence with the old line North 0 degrees 41 minutes 48 seconds West 707.04 feet to a pipe found, thence North 89 degrees 18 minutes 45 seconds East 758.11 feet to the beginning, containing 9.62 acres, more or less, according to survey and plat prepared by James L. Wright , R.L.S. dated October 31, 1990 entitled "Montgomery County Board of Education, Mount Gilead Township" a copy of which is attached to deed recorded in Book 246 Page 823 of Montgomery County Registry.

For title reference see Book 246 Page 823 Montgomery County Registry.

Tract 5:

Being all of Lot #8 of the James O. Ussery Estate, consisting of 5.80 acres according to a plat and survey by James L. Wright, dated April 17, 1981 as recorded in Plat Cabinet B Slide 65 of Montgomery County Registry, to which map and plat reference is hereby made for a more complete description of said property by metes and bounds. Said lot fronts approximately 1,066.17 feet on North Carolina Highway Number 109.

For title reference see deed from McRae Industries Inc. to Montgomery County Board of Education recorded in Book 216 Page 169 of Montgomery County Registry.

EXHIBIT "A"

THERE IS SPECIFICALLY EXCEPTED FROM THIS CONVEYANCE OF THE WEST MONTGOMERY HIGH SCHOOL TRACTS A 10.42 acre TRACT CONVEYED TO TROY LUMBER COMPANY RECORDED IN BOOK 246 PAGE 818 AND .568 ACRE TO THE NORTH CAROLINA DEPATMENT OF TRANSPORTATION RECORDED IN BOOK 244 PAGE 300 MONTGOMERY COUNTY REGISTRY AND ALL OTHER OUTCONVEYANCES NOT SPECIFICALLY LISTED

Excise Tax:

Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371
Mail Deed To: GRANTEE
Brief Description for Index:Biscoe and Mount Gilead Township

NO TITLE EXAM

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the _____ day of **September, 2021** by and between

GRANTOR	**GRANTEE**
Montgomery County Board of Education A Body Politic and Corporate, Under and By virtue of the Laws of the State of N.C.	The County of Montgomery PO Box 425 Troy,N.C. 27371

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, in fee simple absolute, that property situated in **Biscoe and Mount Gilead TOWNSHIPS**, Montgomery **COUNTY**, North Carolina, being more particularly described as follows:

See Attached Exhibit "A" (Pages 1-4)

The Law Firm of Garner and Williamson, P.A. has neither examined nor certifies as to the title to the above described property.

Does the above describe property include the primary residence of the Grantor? ____ Yes __X__ No

This property was acquired by grantor by instrument recorded in Book , Page ,
Montgomery County Registry.

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, if any.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

_____ SEAL
Steven W. DeBerry Chairman of the
Board of Education

Attest:

_____
Secretary of the Board of Education

STATE OF North Carolina
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that Steven W. DeBerry, Chairman of the Montgomery County Board of Education, a North Carolina Political Body personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this _____ day of _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

EAST MONTGOMERY HIGH SCHOOL PROPERTY - Biscoe Township

Tract One:

Being a part of lot one (1) of the Morris-Johnson-Johnson property according to a plat prepared by N.R. Kinny, Engineer, dated June 1953, and recorded in Map Book 31 at Page 16, now Plat Cabinet A, Slide 306 of the Montgomery County Registry, said lot described in metes and bounds as follows:

Beginning at an iron stake, control corner, which iron stake is located 50 feet from the center of the Norfolk Southern Railroad track, and in the dividing line between this tract and the Lewis land, and runs thence South 39 degrees 00 minutes East 453.1 feet to an iron stake in the West right of way line of the Norfolk Southern Railroad located 50 feet from the center of the railroad track, and in the line between Lot Number 1 and Lot Number 2 of the Morris-Johnson-Johnson property; thence with the dividing line between Lot Number 1 and Lot Number 2 South 50 degrees 46 minutes West 3590 feet to an iron stake in the line of Lot #6, corner between Lot #1 and Lot #2 of the Morris-Johnson-Johnson Property; thence with the line of Lot #6 North 52 degrees 53 minutes West 341.7 feet to an iron stake, corner between Lot #1 and Lot #5; thence with and beyond the South line of Lot #5 North 41 degrees 47 minutes East 2266.5 feet to an iron stake; thence North 57 degrees 19 minutes East 481.0 feet to a stake in a rock pile, corner with Lewis; thence North 61 degrees 24 minutes East 971.7 feet to the Beginning, containing forty-one and sixty-three hundredths (41.63) acres, more or less, as per plat of survey made by C.H. Blue, Registered Surveyor, Southern Pines, North Carolina, January, 1960.

For title reference see Deed Book 117 Page 44 Montgomery County Registry.

Tract Two:

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Beginning at an iron stake, control corner, which iron stake is located in the right of way line of the Norfolk Southern Railroad right of way 50 feet from the center of said railroad track and in the line between Lot #3 and #4 of the Morris- Johnson- Johnson subdivision, and runs thence with the dividing line between Lot #3 and #4 South 50 degrees 46 minutes West 3368 feet to an iron stake in the line of Lot #6; thence with the East line of Lot #6 North 52 degrees 53 minutes West 926.2 feet to the Northwest corner of Lot #2 being the Southwest corner of Lot #1; thence with the dividing line between Lots #1 and #2 North 50 degrees 46 minutes East 3590 feet to a stake in the west edge of the Norfolk Southern Railroad right of way located 50 feet from the center of the Norfolk Southern Railroad; thence with the west right of way line of said Railroad South 39 Degrees 00 minutes East 900 .07 feet to the Beginning, containing a total of seventy-one and eighty-six hundredths (71.86) acres, more or less, being thirty-six and fifty-three hundredths (36.53) acres in Lot #2 and thirty-five and thirty-three hundredths (35.33) acres in Lot #3.

For title reference see Book 117 page 117 Montgomery County Registry.

EXHIBIT "A"

WEST MONTGOMERY HIGH SCHOOL PROPERTY - Mount Gilead Township:

Tract One:

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For title reference see Deed Book 136 Page 65 Montgomery County Registry

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