



Doc ID: 01197140004 Type: CRP
 Recorded: 12/21/2012 at 04:13:00 PM
 Fee Amt: \$1,768.00 Page 1 of 4
 Revenue Tax: \$1,742.00

Alamance, NC
 HUGH WEBSTER REGISTER OF DEEDS

BK 3172 PG. 300-303

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,742.00 Verified by _____ County on the _____ day of _____, 20____
 Parcel Identifier No. _____

Mail/Box to: Holt, Longest, Wall, Blaetz & Moseley, P.O. Drawer 59, Burlington, NC 27216

This instrument was prepared by: N. Madison Wall, II.

Brief description for the Index: Any delinquent taxes to be paid by closing attorney upon disbursement of closing proceeds.

THIS DEED made this 19th day of December, 2012, by and between

GRANTOR

John Alexander McCrary, III and
 wife, Ellen Gail Piwoz
 108 River Drive
 Annapolis, MD 21403-4425

GRANTEE

Altoona-Blair County Development
 Corporation, a Pennsylvania non-profit
 corporation
 c/o Marty Marasco, President and CEO
 3900 Industrial Park Drive
 Altoona, PA 16602

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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 City of Burlington Township, Alamance County, North Carolina and more particularly described as follows:

See the Exhibit A which is attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2394 page 323

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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

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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, other than the following exceptions:

This property is conveyed subject to all restrictions, easements and rights-of-way of record, if any.

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

(Entity Name)

By: _____ (SEAL)
Print/Type Name: **John Alexander McCrary, III**

Print/Type Name & Title: **Ellen Gail Pivoz** (SEAL)

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of Maryland - County or City of Anne Arundel
 I, the undersigned Notary Public of the County or City of Anne Arundel and State aforesaid, certify that John Alexander McCrary, III and wife, Ellen Gail Pivoz 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 11 day of December, 2012

My Commission Expires: 10/4/2015
 (Affix Seal)

WILLIAM PURDUM
 NOTARY PUBLIC
 ANNE ARUNDEL COUNTY
 MARYLAND
 MY COMMISSION EXPIRES OCT. 4, 2015

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ 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: _____
 (Affix Seal)

 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary's Printed or Typed Name

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EXHIBIT A

(Deed from McCrary et ux to Altoona-Blair County Development Corporation)

A certain tract of land lying and being in Burlington Township, Alamance County, State of North Carolina, adjoined to the west by John Alexander McCrary III, adjoined to the east by Tucker Street Properties, LLC, William E. Apple, Jerry B. Watkins, Carolina Tank Lines, Inc., and Naomi McPherson Capps Heirs, adjoined to the north by John Alexander McCrary III, and adjoined to the south by Tucker Street Properties, LLC and White's Kennel Road (SR-1157); and being all of Lot 18 recorded in Plat Book 66, Page 60 Alamance County Registry and a portion of the property owned by John Alexander McCrary III recorded in D.B. 2394, Pg. 323 Alamance County Registry and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe (N: 836,565.4930 ft.; E: 1,868,273.1530 ft.), said iron pipe being located in the northern 60-ft. right of way of White's Kennel Road SR-1157 and being located N33°31'40"E 58.11 feet (grid) from NCGS control monument "Kennel" (N: 836,517.0113 ft.; E: 1,868,241.0534 ft.), running thence along the northern 60-ft. right of way of White's Kennel Road (SR-1157) N46°31'38"W 223.26 feet to a new 1/2" iron pipe in said right of way, said new 1/2" iron pipe being located S46°31'38"E 385.05 feet from a existing iron pipe being a common corner with Hubbard Real Estate Investments LLC (see Book 2406, Page 866) and John Alexander McCrary III (see Deed Book 2394, Page 323); thence across the lands of John Alexander McCrary III the following courses and distances: N43°28'22"E 550.00 feet to a new 1/2" iron pipe; S46°31'38"E 250.00 feet to a new 1/2" iron pipe; N43°28'22"E 250.00 feet to a new 1/2" iron pipe; N31°03'51"E 100.00 feet to a new 1/2" iron pipe; thence continuing across the lands of John Alexander McCrary III the following courses and distances: N31°03'51"E 14.68 feet to a calculated point; N28°00'30"E 25.09 feet to a calculated point; N16°14'18"E 18.33 feet to a calculated point; N23°57'35"W 11.82 feet to a calculated point; N65°59'40"W 12.22 feet to a calculated point; N05°28'28"W 8.84 feet to a calculated point; N15°45'36"E 18.88 feet to a calculated point; N06°11'10"W 35.88 feet to a calculated point; N04°29'34"E 27.56 feet to a calculated point; N01°25'31"W 20.91 feet to a calculated point; N06°53'21"E 17.80 feet to a calculated point; N00°18'38"W 16.75 feet to a calculated point; N15°27'24"E 15.44 feet to a new 1/2" iron pipe; thence continuing across said McCrary lands N15°27'24"E 140.00 feet to a new 1/2" iron pipe; thence N15°27'24"E 15.44 feet to a calculated point; N09°43'50"E 23.06 feet to a calculated point; N05°01'17"W 19.91 feet to a calculated point; N13°53'45"E 10.73 feet to a calculated point; N01°57'28"W 18.08 feet to a calculated point; N03°30'34"E 14.88 feet to a calculated point; N06°10'15"W 25.66 feet to a calculated point; N17°22'04"E 6.04 feet to a calculated point in the centerline of a stream; thence along the centerline of said stream across said McCrary lands the following courses and distances: N25°39'08"E 16.66 feet to a calculated point; N18°29'20"E 23.66 feet to a calculated point; N30°30'28"E 19.59 feet to a calculated point; N50°07'09"E 22.92 feet to a calculated point; N67°02'05"E 16.99 feet to a calculated point; N40°18'29"E 22.37 feet to a

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calculated point; N63°14'26"E 28.90 feet to a calculated point; thence continuing across the lands of John Alexander McCrary III S47°52'23"E 1538.94 feet (1/2" iron pipes set at 30.00 feet, 350.00 feet, 300.00 feet, 450.00 feet and 408.94 feet respectively) to a new 1/2" iron pipe in the line of William E. Apple (see Deed Book 3065, Page 158); thence with the common line of John Alexander McCrary III and William E. Apple S44°04'58"W 69.28 feet to an existing 1" iron pipe, said iron pipe being a common corner of John Alexander McCrary III, William E. Apple and Jerry B. Watkins (see Deed Book 1137, Page 362); thence along the common line of John Alexander McCrary III and Jerry B. Watkins S44°20'19"W 361.68 feet to an existing 1" iron pipe at a stone; thence continuing along the common line of John Alexander McCrary III and Jerry B. Watkins S53°03'03"W 101.42 feet to an existing 1" iron pipe, said iron pipe marking the easternmost corner of Lot 18 of Tucker Street Properties LLC as shown in Plat Book 66, Page 60, and being a common corner of John Alexander McCrary III, Jerry B. Watkins, Tucker Street Properties LLC (see Deed Book 1546, Page 181); thence along the lines of said Lot 18 the following five (5) courses and distances: (1) N46°30'20"W 586.68 feet to an existing 1" iron pipe; (2) S43°33'42"W 495.00 feet to an existing 1" iron pipe; (3) N46°26'18"W 505.34 feet to an existing 1" iron pipe; (4) S43°33'42"W 445.44 feet to an existing 1" iron pipe; and (5) S38°24'59"E 70.69 feet to an existing 1" iron pipe in the north margin of White's Kennel Road; thence along said right-of-way margin N46°32'56"W 200.00 feet to an existing 1" iron pipe (N: 836,565.4930 ft.; E: 1,868,273.1530 ft.), said iron pipe being the POINT OF BEGINNING and containing 28.253 acres, more or less.

The foregoing description was obtained from a survey and map prepared by Alley, Williams, Carmen and King, Inc., Engineers, Architects and Surveyors dated 9-25-2012, Job# 12162, and is the same property shown as the northern portion of Lot 18A on the Final Plat entitled "Recombination of the Property of John Alexander McCrary III and Tucker Street Properties LLC" which plat is filed in the Alamance County Registry in Plat Book 15 at Page 320.

Grantor Initials:

JAm

LLC

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