CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIANCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD *(Procedures are attached)*
   Please sign up on the Public Comment Sign In sheet near the door

II. APPROVAL OF CONSENT AGENDA
    All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:
    A. Approval of Meeting Agenda
    B. Elect Vice-Chair
    C. Approval of Minutes of June 7, 2018
    D. Consideration of Abstentions

III. PUBLIC HEARINGS

1. Special Non-Residential Intensity Allocation (SNIA): Longleaf Pines Storage LLC-
   Darya Cowick
   Longleaf Pines Storage, LLC is seeking a Special Non-Residential Intensity Allocation (SNIA) to increase the maximum built-upon area 10 501.1% on a property located at 6500 NC Hwy, West End, NC owned by Robert High Development, LLC to construct a Mini-Warehouse.

IV. OTHER

1. Update on Major Subdivisions discussion - Debra Ensminger

V. PLANNING DEPARTMENT REPORTS - Debra Ensminger

VI. BOARD COMMENT PERIOD - Chairman Nobles

VII. UPCOMING EVENTS

- Tuesday, July 17, 2018 3:00 PM Subdivision Review Board Meeting to be held at the Moore County Public Works Conference room
- Tuesday, July 17, 2018 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
- Thursday, August 2, 2018 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage

VIII ADJOURNMENT

*Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is give to the County.*
PUBLIC COMMENT PROCEDURES

MOORE COUNTY PLANNING BOARD

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes.

2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.

3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.

4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.

5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.

6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.

7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.

8. Any applause will be held until the end of the Public Comment Period.

9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.

10. Information sheets outlining the process for the public’s participation in Board meetings will also be available in the rear of the Meeting Room.

11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.

Adopted on the 4th day of February, 2010 by an 8 to 1 vote of the Moore County Planning Board.
MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public’s participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.

2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.

3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.

4. Any applause will be held until the end of the public hearing.

5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.

6. Action on items brought up during the public hearing will be at the discretion of the Board.

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board
MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, JUNE 7, 2018 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chairman), Joe Garrison (Vice Chair), Harry Huberth, David Lambert, John Cook, Jeffery Gilbert, Bobby Hyma, Matthew Bradley, John Matthews

Board Members Absent: None

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Senior Planner
Darya Cowick, Planner
Stephanie Cormack, Administrative Officer

CALL TO ORDER

Chairman Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member John Cook offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Harry Huberth led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member Matthew Bradley read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

A. Approval of Meeting Agenda
B. Approval of Minutes of April 5th, 2018
C. Consideration of Abstentions

Board Member Joe Garrison made a motion to approve the consent agenda. The motion was seconded by Board Member John Cook and the motion passed unanimously (9-0).
PUBLIC HEARING

Public Hearing #1 – General Use Rezoning Request: Highway Commercial (B-2) to Residential Agricultural-40 (RA-40)

Planner Darya Cowick presented to the Board a request from Leasa Haselden to request a General Use Rezoning from Highway Commercial (B-2) to Residential Agricultural-40 (RA-40) of the northern portion, being approximately 5 acres, of three parcels, being approximately a total of 18.97 acres, located adjacent to US 1 Hwy, owned by Duncan C. Blue Jr. Heirs. Mrs. Cowick provided the Board with the property background, zoning district compatibility as well as the properties consistency with the 2013 Moore County Land Use Plan as noted within the packet.

Moore County staff recommends the Board make two separate motions: Motion 1 to adopt or deny one of the Land Use Plan Consistency Statements and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. Motion 2 to recommend approval or denial to the Moore County Board of Commissioners the General Use Rezoning from Commercial (B-2) of the northern portions, being approximately 5 acres, of three parcels, being approximately a total of 18.97 acres, located along US 1 Hwy, to result in the entire three parcels being zoned Residential Agricultural-40 (RA-40).

Board Chair Eddie Nobles opened the Public Hearing calling upon David Salmon whom has signed up to speak at the Public Hearing.

Mr. Salmon asked if the property was going to be used as a single family dwelling. Leasa Haselden approached the podium with US1 Reality in Southern Pines introducing herself as a representative for the heirs of Duncan Blue. Ms. Haselden explained she has listed the property for sale and noticed the property has multiple zoning designations. The current owners would like to sale the property as residential property and feel it would be best to recommend the entire property have one zoning that being RA-40. Ms. Haselden currently has a buyer for the property whom plans to use the property as residential property for own personal use.

Mr. Salmon asked if in the future can there be multiple families on the property or if will stay a single family as he does not want lots of houses on that property like a multi-family dwellings or multiple apartments or low income houses. Ms. Cowick explained with the RA-40 zoning a future major subdivision would be allowed, if they decide to go with a multi-family route that would require a rezoning and would go before the Planning Board.

Mr. Salmon expressed concerns about Branch Trail Rd that he and Gene who lived there had a verbal agreement of ownership and if the road would be moved in the future. Board Member Lambert indicated this was not a question for the Board to discuss as this would be a legal question. Board Member Matthews recommend this could be answered with a survey showing the easement. Mr. Salmon explained there was no easement in place as it
was only a verbal agreement because of past safety concerns. Chairman Nobles explained
the zoning would not have anything to do with the road or past verbal agreement.

With no further questions or concerns from Mr. Salmon the Board Chair called upon
Elizabeth Garnett to speak. Ms. Garnett is an adjoining property owner on Causey Rd and
would like to see the property rezoned to Rural Equestrian (RE) as she is concerned about
future traffic with an RA-40 zoning.

Chairman Nobles closed the public hearing for Board discussion.

With no further discussion Board Member Joe Garrison made a motion to adopt the
attached Moore County Planning Board Land Use Plan Consistency Statement and
authorize its Chairman to execute the document as required by North Carolina general
Statute 153A-341. The motion was seconded by Board Member John Matthews; the
motion passed unanimously 9-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County
Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2)
of the northern portion, being approximately 5 acres, of three parcels, being
approximately a total of 18.97 acres, located along US 1 Hwy, to result in the entire three
parcels being zoned Residential Agrcultural-40 (RA-40). The motion was seconded by
Board Member John Cook; the motion passed unanimously 9-0.

Public Hearing #2 – Conditional Use Permit Request: Bed & Breakfast (1351 Dowd
Rd., Carthage)

Senior Planner Theresa Thompson presented to the Board a request for a Conditional Use
Permit for the use of a 4-unit Bed & Breakfast in a single family residence located at
1351 Dowd Rd. Carthage, owned by Lynn Gallup per Deed Book 4637, Page 290. All
adjacent properties are zoned Rural Agriculture (RA). The proposed Bed & Breakfast
will have three (3) bedrooms on the second floor of the home with the forth (4th) bedroom
located above the garage. The County Fire Marshal, Building Inspectors and
Environmental Health Departments have me with the applicant to discuss what is
required to obtain the necessary permits. The existing site and building is in compliance
with the Unified Development Ordinance (UDO) standards. The UDO requires the four
finds of factors are met and any recommendation of denial would need to include which
finding is not met.

Board Chair Eddie Nobles opened the Public Hearing calling upon Peter Strickland
whom has signed up to speak at the Public Hearing. Mr. Strickland approached the
podium identifying himself as an adjoining property owner and has concerns about
increased traffic and understands this is will be a Bed & Breakfast Home and not a Bed &
Breakfast Inn. Mr. Strickland has spoken to Ms. Gallup inquiring about how she plans to
advertise her business which will be through websites and social media. Mr. Strickland
mentioned he has been on Ms. Gallup website which shows advertising for special events
which he feels would increase traffic.
Board member Gilbert requested clarification between a Bed & Breakfast Home vs. a Bed & Breakfast Inn. Ms. Thompson explained a Bed & Breakfast Home would require the homeowner to live in the home while customers stay in the home. Ms. Gallup explained the definition of a Bed & Breakfast Home is 5 or less rooms for customers to stay and food would only be served to those whom stay overnight. Ms. Thompson clarified the UDO definition is eight (8) rooms or less.

Chairman Nobles asked how many parking spaces are currently available. Ms. Gallup said she has a three and half (3 ½) garage and 2 additional spaces for the house, there is a roundabout to the home for customer drop off.

Board Member Bradley inquired about Ms. Gallup’s website for weddings. Ms. Gallup said her website has not been updated and at this time is not planning for weddings and is focusing on getting the Bed & Breakfast up and running.

Board Member Bradley asked if she plans to have this as an option in the future. Ms. Gallup said her septic would need to be addressed for this to be an option in the future.

Board Member Matthews asked how Planning would handle this kind of event. Ms. Thompson said it could fall under a special events permit depending on the type of event.

Chairman Nobles closed the public hearing for Board discussion.

With no further discussion Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioner of the Conditional Use Permit request for the use of a 4-unit Bed & Breakfast in a single family residence located at 1351 Dowd Rd. Carthage, owned by Lynn Gallup per Dee Book 4637, Page 290. The motion was seconded by Board Member John Cook; the motion passed unanimously 9-0.

Public Hearing #3-Moore County staff is requesting amendments to the Moore County Unified Development Ordinance.

- Amend Chapter 6.1 Table of Uses
- Amend Chapter 8 Specific Use Standards; Section 8.69 Religious Institutions

Senior Planner Theresa Thompson presented three (3) options for the Board to consider schools to be an accessory uses to churches as noted within the packet. Ms. Thompson explained all options to the Board and their meanings. Under option 1 means every new church would require a conditional use permit approval and every new accessory use to a church would require a conditional use permit approval. Under option 2 this would allow all new churches to be permitted and only new accessory uses to a church would require a conditional use permit approval. Option 3 would allow the use of schools as an accessory use and require a conditional use permit for schools located on the same lot as the church.
Board Member Garrison would like to know the history as to why the need for a change. Planning Director Debra Ensminger explained the request is at the request of the Board of Commissioners and surrounding homeowners in regards to a previous request brought before the Planning Board for a school to be allowed within a church.

Board Member Garrison asked which option would be the best option. Mrs. Thompson explained staff recommends the Board to approve option 3 as this would be the better option and less hardship on any future applicants.

Chairman Nobles closed the public hearing for Board discussion. With no further discussion Joe Garrison made a motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement for approval and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The motion was seconded by Board Member David Lambert; the motion passed unanimously 9-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified Development Ordinance. The motion was seconded by Board Member David Lambert; the motion passed unanimously 9-0.

OTHER BOARD MATTERS

Major Subdivision discussion was presented by Ms. Ensminger seeking guidance from the board per the recommendation of the Board of Commissioner’s Chair that major subdivisions go through the Planning Board process and draft a text amendment as well as an amendment to the Table of Uses which would require a conditional use permit for all major subdivision to go before the Planning Board for recommendation with the final decision made by the Board of Commissioners. The reason for the request is to regulate the number of future major subdivisions that are approved in Moore County due to growth and changes within the County. Currently there is an advisory board only for major subdivision approval.

Minor discussion was held amongst the Board and all agreed this would be the best interest of the County to manage controlled growth and to allow public input regarding future growth.

Board Member Garrison made a motion to direct Planning Department staff to provide the Planning Board with options regarding changing how subdivisions are handled in the future to allow all subdivisions to go before the Planning Board and to the Board of Commissioners for final decision. The motion was seconded by Board Member Matthews; the motion passed unanimously 9-0

PLANNING DEPARTMENT REPORTS

No additional updates.
BOARD COMMENT PERIOD

Chairman Nobles thanked staff for making his job easier.

Board Member Gilbert thanked staff for allowing him to attend the past training event.

Board Member Huberth asked if staff could place the packets on the screens for public view as he feels this would help clarify any questions the public may have regarding the agenda items.

ADJOURNMENT

Board Member Joe Garrison made a motion to adjourn the June 7th, 2018 regular meeting. The motion was seconded by Board Member John Matthews and the motion passed unanimously 9-0.

Respectfully submitted by,

Stephanie Cormack
MEMORANDUM TO THE WATERSHED REVIEW BOARD

FROM: Debra Ensminger
Planning & Transportation Services Director

DATE: June 7, 2018

SUBJECT: Special Non-residential Intensity Allocation (SNIA) Request
(“Longleaf Pines Storage, LLC” – 6510 NC 211 Hwy)

PRESENTER: Theresa Thompson

REQUEST
Longleaf Pines Storage, LLC is seeking a Special Non-residential Intensity Allocation (SNIA) to increase the maximum built-upon area to 50.1 % on a property located at 6500 NC 211 Hwy, West End, NC, owned by Robert High Development, LLC, to construct a Mini-Warehouse.

BACKGROUND
- The property is located within the WS-II-BW Drowning Creek Watershed which limits non-residential development to 12% built-upon area except approval of a SNIA authorizes up to 70% built-upon area.
- The subject property is currently undeveloped.
- The proposed acreage is 6.82 acres.
- The applicant is requesting to increase the total built-upon area to 3.41 acres or 50.1 % of the project site.
- Four (4) SNIA’s have been issued in the Drowning Creek Watershed for a total of 8.405 acres leaving a balance of 2,205.59 acres for future allocation.
- Approval of this SNIA request will increase the total project acreage by 6.82 acres leaving 2,205.59 acres for future allocation.

UDO REQUIREMENTS MET
- The applicant has submitted a site plan that proposes engineered methods to minimize water quality impacts and incorporating Best Management Practices.
- The property is zoned Highway Commercial (B-2) and allows for the proposed use of Mini-Warehouse.
- The submitted application and site plan meets all required standards and conditions set forth in the Moore County Unified Development Ordinance.
STAFF RECOMMENDATION
Staff recommends the Moore County Watershed Review Board make the following motion:

Motion #1: Make a motion to approve the Special Non-residential Intensity Allocation (SNIA) to increase the maximum built-upon area to 50.1 % on a property located at 6500 NC Hwy 211, West End owned by Robert High Development, LLC.

ATTACHMENTS
Pictures of Property
Land Use Map
SNIA Application
Submitted Engineer Letter
Submitted Site Plan
Plat Cabinet 16, Slide 126
Deed Book 4931, Page 433
Views of property from NC Hwy 211
<table>
<thead>
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<th>Application Date:</th>
<th>5/10/18</th>
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<tr>
<td>Location/Address of Property:</td>
<td>6910 NC HWY 211 WEST END, NC 27376</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Robert High Development, LLC</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>223 Greenville Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Wilmington</td>
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<tr>
<td>St:</td>
<td>NC</td>
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<tr>
<td>Zip:</td>
<td>28403</td>
</tr>
<tr>
<td>Phone:</td>
<td>90-790-9490</td>
</tr>
<tr>
<td>Owner:</td>
<td>Longleaf Pines Storage, LLC</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>223 Greenville Ave</td>
</tr>
<tr>
<td>City:</td>
<td>Wilmington</td>
</tr>
<tr>
<td>St:</td>
<td>NC</td>
</tr>
<tr>
<td>Zip:</td>
<td>28403</td>
</tr>
<tr>
<td>Phone:</td>
<td>910-790-9490</td>
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<tr>
<td>Proposed Use on the Property:</td>
<td>Self-Storage</td>
</tr>
<tr>
<td>Existing Impervious Surface Pre-January 1, 1994: (Square Feet)</td>
<td>NA</td>
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<tr>
<td>Existing Impervious Surface Post-January 1, 1994: (Square Feet)</td>
<td>NA</td>
</tr>
<tr>
<td>Proposed Impervious Surface (Square Feet):</td>
<td></td>
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<tr>
<td>Total Proposed Impervious Surface (Square Feet):</td>
<td>3.41 acres - 50.1%</td>
</tr>
<tr>
<td>Total Project Acreage:</td>
<td>6.82 acres</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

Owner Signature | 5/10/18 |
<table>
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<tr>
<td>Date</td>
<td>5/10/18</td>
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</table>

Office Use Only:
| LRK: 00022606 | Zoning District: B-2 |
| Received By: Danya Cowick | Date: 5-23-18 |
May 18, 2018

Moore County
Planning Department
c/o Theresa Thompson, Planning Department
1048 Carriage Oaks Drive
Carthage, NC 28327

Re: 211 Mini-Warehouse (Longleaf Pines Storage, LLC)
-- NSE Job #1700599A

The site plan provides the minimum built-upon surface necessary for safe ingress and egress onto and through the site.

There will be no stormwater runoff directed towards surface waters.

The site will incorporate a stormwater wet pond which is an NCDEQ approved Best Management Practice to minimize water quality impacts.

The property has been subdivided and is uniformly zoned.

Sincerely,

NEAL SMITH ENGINEERING, INC.

Neal Smith, PE
President
GENERAL WARRANTY DEED

Excise Tax $220.00

DRAFTED BY:
D.T. SCARBOROUGH, III, ATTORNEY AT LAW
NO TITLE EXAMINATION
PO BOX 1669
PINEHURST, NC 28374

BRIEF DESCRIPTION FOR INDEX
6.82 Acres PC 16 Sl 126

THIS GENERAL WARRANTY DEED made this 26th day of January, 2018, by and between, McDonald Family Farms, LLC, a NC limited liability company (hereafter "Grantor"), with a mailing address of PO Box 349, West End, NC 27376, and Longleaf Pines Storage, LLC, a NC Limited Liability Company, (hereafter "Grantee"), with a mailing address of PO Box 1028, Pinehurst, NC 28370.

WITNESSETH:

The Grantor, for 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 (referred to in the singular, whether one or more) of land situated in Mineral Springs Township, Moore County, North Carolina and more particularly described as follows:

6.82 Acres (297,135 Sq. Feet), more or less, as shown on Survey for McDonald Family Farms, recorded in the Office of the Register of Deeds in Plat Cabinet 16, Slide 126.

RESERVING, HOWEVER, unto Grantor, a non-exclusive easement of ingress, regress and egress over, through and upon the 60' Wide Private Access Easement noted on the plat for the benefit of the remaining 87.88 Acre tract noted thereon, including the right to grant further non-exclusive easements to grantees or the 87.88 Acre parcel or any portion thereof, and the Grantee's recognition of prior unrecorded access easements noted below.

This conveyance is made subject to: ad valorem taxes for the current year (prorated to the date of settlement); utility easements of record affecting the parcel; unrecorded Driveway Easement and Right-Of-Way Agreement with Pine Valley Solar Farm, LLC, unrecorded Easement and Right-Of-Way Agreement with David M and Emma Wilson Family, and unrecorded Easement and

Submitted electronically by "Clarke, Phifer, Vaughn, Brenner & McNeill, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore County Register of Deeds.

For Registration Register of Deeds
Judy D. Martin
Moore County, NC
Electronically Recorded
February 1, 2018 8:30:44 AM
Book: 4931 Page: 433 - 434 #Pages: 2
Fee: $26.00 NC Rev Stamp: $220.00
Instrument #: 2018001250
Right-Of-Way Agreement with Hammill Construction Company, Inc., copies of which have previously been provided Grantee.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2992 Page 300 as re-recorded in Book 3199 Page 190.

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 noted herein, however, specifically excluding any and all warranties for any of the property that may lie within the Railroad R/W as noted on the plat.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, the day and year first above written.

McDonald Family Farms, LLC

By: Angus A. McDonald, Jr., General Manager,

(SEAL)

NOTARY'S ACKNOWLEDGMENT

NORTH CAROLINA COUNTY

I, Notary Public of the County and State aforesaid, certify that Angus A. McDonald, Jr., personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes and in the capacity expressed. Witness my hand and official stamp or seal, this 29th day of January, 2016.

My commission expires: 1-18-2020

Notary Public

Dewitt T Scarborough III
Notary Public
Moore County
North Carolina