

BK 1948 PG 357 - 363 (7)

DOC# 271471

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Fee: \$26.00

Tax: \$1,411.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

SPECIAL WARRANTY DEEDExcise Tax: \$1,411

Parcel Identifier Nos. See Exhibit C Verified by Richmond County on the ___ day of _____, 2022

By: _____

Mail to: Chris Criglow, Esq., 760 SW Ninth Avenue, Suite 3000 Portland, Oregon, 97205This instrument was prepared by: Chris Criglow, Esq., 760 SW Ninth Avenue, Suite 3000 Portland, Oregon, 97205

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, TIAA TIMBERLANDS II, LLC, a Delaware limited liability company, whose address is c/o Nuveen Natural Capital, LLC, 101 SW Main Street, Suite 1500, Portland, Oregon 97204 ("**Grantor**"), hereby grants, bargains, sells, and conveys unto NGTF U.S. TRS, LLC, a Delaware limited liability company, whose address is c/o Nuveen Natural Capital, 101 SW Main Street, Suite 1500, Portland, OR 97204 ("**Grantee**"), that certain real property located in Richmond County, State of North Carolina, as more particularly described in Exhibit A attached hereto and made a part hereof by reference ("**Subject Property**"), together with all improvements, water and water rights, mineral rights, easements and hereditaments appurtenant thereto (if any).

TO HAVE AND TO HOLD, unto Grantee, its successors, heirs and assigns forever.

SUBJECT TO any general taxes and assessments, which are not yet due and payable.

The Grantor warrants that the Subject Property, effective upon delivery of this Deed to Grantee, shall be free and clear from all encumbrances (expressly including financial liens) created or suffered by Grantor, and that Grantor will warrant and defend the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, other than those matters listed as permitted exceptions on Exhibit B attached hereto and made a part hereof (the "**Permitted Encumbrances**").

[Signature/notary on following page]


NCS 1C8B

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

DATED this 12th day of October, 2022.

GRANTOR:

TIAA TIMBERLANDS II, LLC,
a Delaware limited liability company

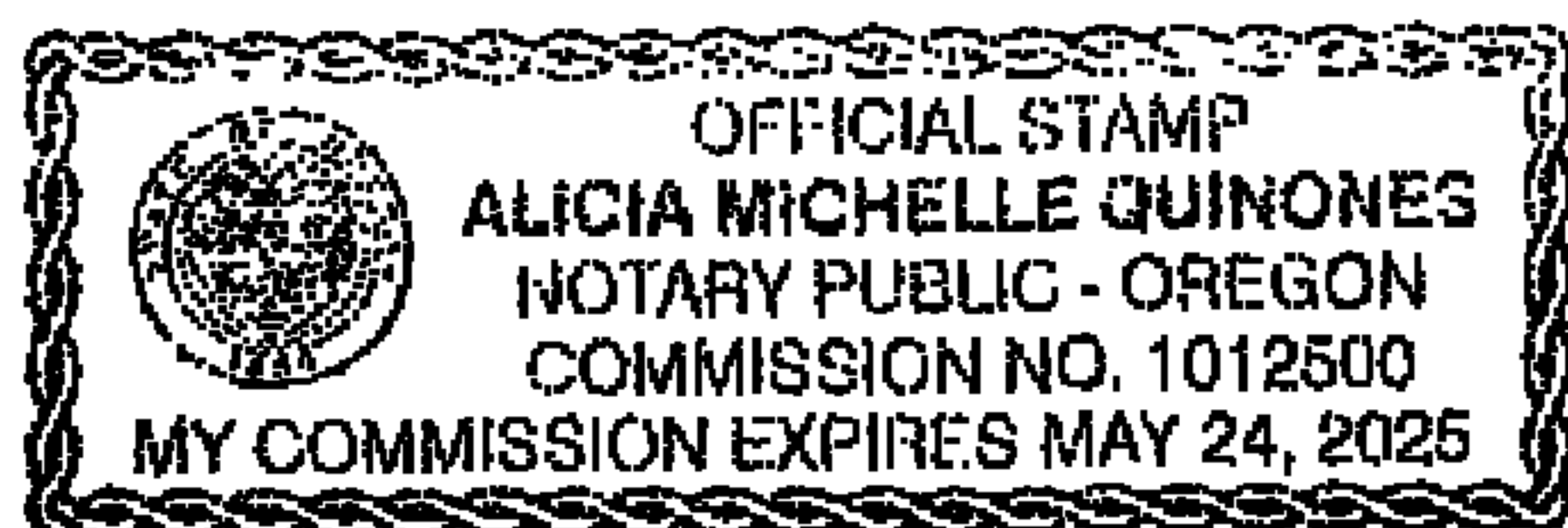
By: 
Name: David Miller
Its: Vice President

STATE OF Oregon)
: ss.
COUNTY OF Multnomah)

On October 12th, 2022, before me, Alicia Michelle Quinones (here insert name), a Notary Public, personally appeared David Miller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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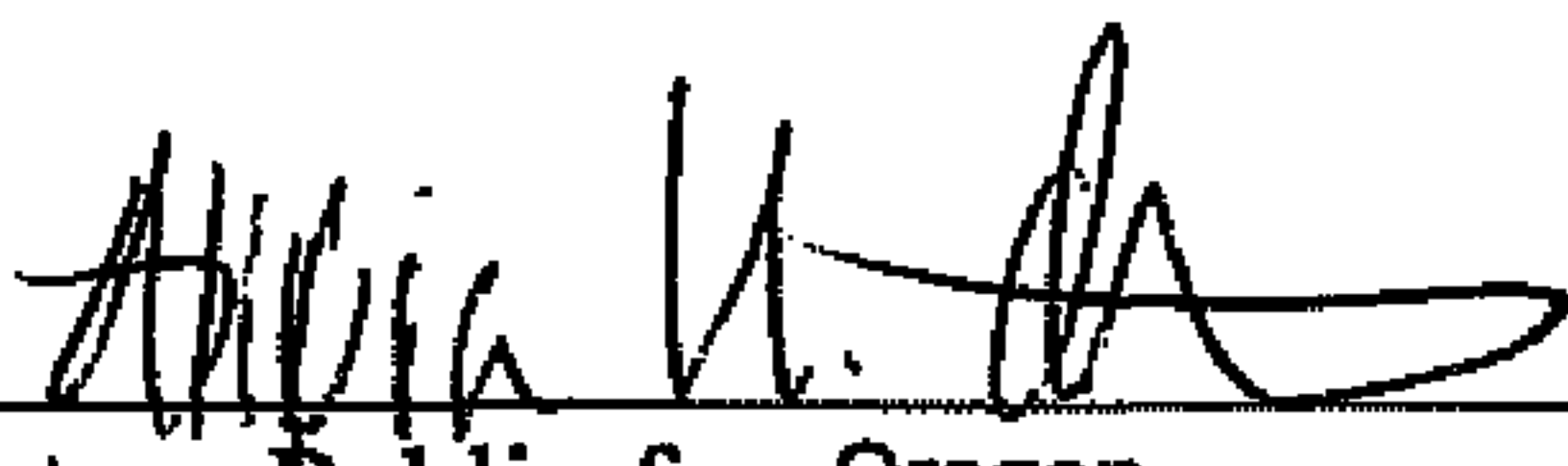

Notary Public for Oregon
Residing at: One Main Place, 101 SW Main Street, Suite 1500, Portland, OR 97204
My Commission Expires: May 24, 2025

EXHIBIT A

Legal Description of the Subject Property

The Land referred to herein below is situated in the County of Richmond, State of North Carolina, and is described as follows:

TRACT NO. CNC-2295
RICHMOND COUNTY, NORTH CAROLINA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN BEAVER DAM TOWNSHIP, RICHMOND COUNTY, NORTH CAROLINA, CONTAINING 102.4 ACRES, MORE OR LESS, AND BEING BOUNDED ON THE NORTH BY LANDS OF THE NORTH CAROLINA WILDLIFE COMMISSION; ON THE EAST BY LANDS OF HUBERT LATHAN; ON THE SOUTH BY NORTH CAROLINA HIGHWAY NO. 1486, A 5-ACRE TRACT BELONGING TO SOUTHEASTERN ASPHALT, AND BY LANDS OF HUBERT LATHAN, ALL BEING MORE FULLY SHOWN AND DESCRIBED ON A PLAT OF A SURVEY OF CATAWBA NEWSPRINT COMPANY TRACT NO. CNC-2295 MADE BY THOMAS M. BRAY, REGISTERED SURVEYOR, DATED SEPTEMBER, 1977, AND RECORDED IN PLAT BOOK 19, PAGE 76, IN THE OFFICE OF THE CLERK OF COURT FOR RICHMOND COUNTY, NORTH CAROLINA, WHICH PLAT IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE THERETO AND TO WHICH PLAT REFERENCE IS MADE FOR A METES AND BOUNDS DESCRIPTION OF SAID LAND.

BEING THE SAME PROPERTY CONVEYED TO CATAWBA NEWSPRINT COMPANY BY DEED FROM WILLIAM E. COVINGTON ET UX., DATED OCTOBER 12, 1977, RECORDED IN BOOK 598, PAGE 677, IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHMOND COUNTY, NORTH CAROLINA.

TRACT NO. CNC-2352
RICHMOND COUNTY, NORTH CAROLINA

LOCATED IN MARKS CREEK TOWNSHIP, RICHMOND COUNTY, STATE OF NORTH CAROLINA.

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN THE MARKS CREEK TOWNSHIP, RICHMOND COUNTY, NORTH CAROLINA, CONTAINING 107.6 ACRES, MORE OR LESS, AND BEING MORE FULLY SHOWN AND DESCRIBED ON A PLAT OF A SURVEY OF CATAWBA NEWSPRINT COMPANY TRACT NO. CNC-2352 MADE BY THOMAS M. BRAY, REGISTERED LAND SURVEYOR, DATED MAY, 1978, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF RICHMOND COUNTY, NORTH CAROLINA, IN PLAT BOOK 20, PAGE 58, WHICH PLAT IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE

THERE TO AND TO WHICH PLAT REFERENCE IS MADE FOR A METES AND BOUNDS DESCRIPTION OF SAID LAND.

BEING THE SAME PREMISES CONVEYED TO CATAWBA NEWSPRINT COMPANY BY DEED FROM HUBERT LATHAN AND WIFE, MARY BELLE LATHAN, DATED AND FILED FOR RECORD ON JULY 14, 1978 AT 3:13 O'CLOCK P.M. IN DEED BOOK 606, PAGE 513, OFFICE OF THE REGISTER OF DEEDS, RICHMOND COUNTY, NORTH CAROLINA.

EXHIBIT B

Permitted Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Taxes or assessments (a) that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
4. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by current or prior owners.
7. Easements and any other facts as shown on plat recorded in Plat Book 19, Page 76 (affects Tract No. CNC-2295), Richmond County Registry.
8. Easements and any other facts as shown on plat recorded in Plat Book 20, Page 58 (affects Tract No. CNC-2352), Richmond County Registry.
9. Rights of parties in possession
10. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, railroads, burial grounds, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land.
11. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark of within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
12. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
13. Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder.

14. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.
15. Any lien, or right to a lien for services, labor or material or rental equipment heretofore or hereafter furnished, imposed by law and not shown on the Public Records.
16. Rights of others in and to the use of easements appurtenant affecting the Land, if any.

EXHIBIT C

Tax Parcel Numbers

949881600000