

Orange County Land Records System

DATE: 10/12/2017 9:35:05 AM

PAGE: 1

PIN:	9729507168	CURRENT OWNER 1:	SOUTHEAST PROPERTY GROUP LLC
STATUS:	Active	CURRENT OWNER 2:	
TAX OWNER:	SOUTHEAST PROPERTY GROUP LLC	ADDRESS:	82 JORDAN HILLS
TOWNSHIP:	BINGHAM	CITY:	CHAPEL HILL
RATE CODE:	01	STATE:	NC
SIZE OF PARCEL:	21.99 ACRES	ZIP:	27517
ACCOUNT TYPE:	Business	BOOK/PAGE:	5924/494
		DATE RECORDED:	3/24/2015
		STAMP VALUE:	\$510.00
MERGED TO:	Descendant PIN INITIAL CREATION	MERGED FROM:	Ancestor PIN 9729503042

PARCEL DESC: 3 MARGARET JO PICKARD ESTATE  
P86/95

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BK/PG: 2130/105	TYPE INST: SPLIT	DESC: L1-3 MARGARET JO PICKARD EST BING TP P86/95
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DATE RECORDED: 9/1/2000

Grantee:

Grantor:

WYNN, WALKER T JR-TR

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BK/PG: 2130/107	TYPE INST: DEED	DESC: L3 MARGARET JO PICKARD EST BING TP P86/95
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DATE RECORDED: 9/1/2000

Grantee:

Grantor:

FARLOW, CECILE P

WYNN, WALTER TYSON JR-EXR  
FARLOW, CECILE P-EXR  
PICKARD, MARGARET JO-EST

Orange County Land Records System

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BK/PG: 86/95            TYPE INST: PLAT            DESC:  
DATE RECORDED: 9/1/2000

Grantee:

Grantor:

PICKARD, MARGARET JO-EST

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BK/PG: 4491/14            TYPE INST: DEED            DESC: Lot:3    Sub:MARGARET JO PICKARD EST  
Tp:BING Other:P86/95  
DATE RECORDED: 3/28/2008

Grantee:

FARLOW, MAX ODELL

Grantor:

WYNN, WALTER TYSON JR-TR

MARGARET JO PICKARD IRREVOCABLE TRUST  
DATED MAY 26 1995  
MARGARET JO PICKARD IRREVOCABLE TRUST

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BK/PG: 5924/494            TYPE INST: DEED            DESC: Lot:3    Sub:MARGARET JO PICKARD EST  
Other:P86/95  
DATE RECORDED: 3/24/2015

Grantee:

SOUTHEAST PROPERTY GROUP, LLC

Grantor:

FARLOW, MAX ODELL

FARLOW, PATRICK PICKARD-AIF

-----  
BK/PG: 6168/531            TYPE INST: S/INS            DESC:    Other:P86/95  
DATE RECORDED: 8/5/2016

Grantee:

DUKE ENERGY CAROLINAS, LLC

Grantor:

SOUTHEAST PROPERTY GROUP, LLC

# Orange County Land Records System

DATE: 10/12/2017 9:35:05 AM

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BK/PG: 6258/498

TYPE INST: D/T

DESC: Lot:3 Sub:MARGARET JO PICKARD EST  
Other:P86/95

DATE RECORDED: 2/1/2017

Grantee:

CAROLINA FARM CREDIT, ACA  
CAROLINA FARM CREDIT, FLCA  
CAROLINA FARM CREDIT, PCA

Grantor:

SOUTHEAST PROPERTY GROUP, LLC  
BREWER, CHRISTOPHER B  
BREWER, KARA M

15  
KMR



20150324000053110 DEED  
Bk:RB5924 Pg:494  
03/24/2015 03:54:10 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$510.00

NA

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 510.00

Return to: Grantee

Parcel Identifier No. 9729507168 *AKB*

**THIS DEED** made this 19 day of March, 2015 by and between

**GRANTOR**

MAX ODELL FARLOW, unmarried  
3277 Farlow Pines Drive, Sophia, NC 27350

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

**GRANTEE**

SOUTHEAST PROPERTY GROUP, LLC  
a North Carolina limited liability company  
82 Jordan Hills, Chapel Hill, NC 27517

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 County of Orange, North Carolina, and more particularly described as follows:

Ex. 2



BEING ALL of Lot 3, containing 21.99 acres, more or less, as per plat and survey entitled "SURVEY FOR MARGARET JO PICKARD ESTATE" prepared by Michael R. Whitfield, RLS, dated April 24, 2000, said plat being duly recorded in Plat Book 86, Page 95 of the Orange County Registry, to which plat reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4491, Page 14, Orange County Registry.

A map showing the above described property is recorded in Plat Book 86, Page 95, Orange County Registry, and referenced within this instrument.

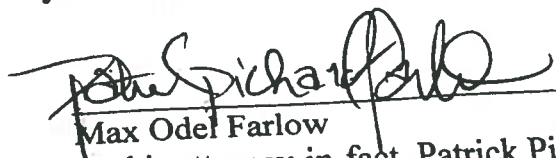
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

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:

Subject to 2015 taxes, easements, conditions and restrictions of record, if any.

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

 (SEAL)

Max Odel Farlow  
By his attorney-in-fact, Patrick Pickard Farlow

NOTARY PAGE FOLLOWS  
(The remainder of this page intentionally left blank)

5.23



STATE OF NC

COUNTY OF Randolph

I, Megan E. Howard, a Notary Public for County of Randolph, State of NC, do here by certify that, Patrick Pickard Farlow, attorney in fact for Max Odell Farlow, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Max Odel Farlow, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Randolph County, North Carolina, Register of Deeds at Book 2416, Page 661, on November 19, 2014, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Patrick Pickard Farlow acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Max Odel Farlow.

WITNESS my hand and official seal, this the 19 day of March, 2015.

Megan E. Howard  
Notary Public  
My commission expires: 3/25/2017





# LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Southeast Property Group, LLC

SECRETARY OF STATE ID NUMBER: 1366205 STATE OF FORMATION: NC

REPORT FOR THE YEAR: 2017

Filing Office Use Only
E-Filed Annual Report
1366205
CA201708603206
3/27/2017 03:18
<input type="checkbox"/> Changes

## SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Brewer, Kara M.

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED OFFICE STREET ADDRESS & COUNTY

82 Jordan Hills  
Chapel Hill, NC 27517-6432 Orange County

4. REGISTERED OFFICE MAILING ADDRESS

82 Jordan Hills  
Chapel Hill, NC 27517-6432

## SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Farm

2. PRINCIPAL OFFICE PHONE NUMBER: Privacy Redaction 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS & COUNTY

82 Jordan Hills  
Chapel Hill, NC 27517-6432

5. PRINCIPAL OFFICE MAILING ADDRESS

82 Jordan Hills  
Chapel Hill, NC 27517-6432

## SECTION C: COMPANY OFFICIALS (Enter additional Company Officials in Section E.)

NAME: Kara Brewer NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

TITLE: Member TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

82 Jordan Hills \_\_\_\_\_ \_\_\_\_\_

Chapel Hill, NC 27517 \_\_\_\_\_ \_\_\_\_\_

## SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Kara Brewer \_\_\_\_\_

SIGNATURE

3/27/2017 \_\_\_\_\_

DATE

Form must be signed by a Company Official listed under Section C of this form.

Kara Brewer \_\_\_\_\_

Print or Type Name of Company Official

Member \_\_\_\_\_

Print or Type The Title of the Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Corporations Division, Post Office Box 29525, Raleigh, NC 27626-0525

Ex. 3



2  
NA

20171012000203430 A/N  
Bk:RB6376 Pg:596  
10/12/2017 10:06:14 AM 1/1

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$ .00

mk

**CERTIFICATE OF ASSUMED NAME FOR A LIMITED LIABILITY COMPANY (LLC)**

The undersigned LLC, proposing to engage in business in Orange County, North Carolina, under an assumed name other than its LLC name, hereby certifies that:

1. The name under which the business is to be conducted is:  
Wild Flora Farm

(Insert assumed name)

2. The name and address of the owner(s) of such business is (are):

Return to:

Southeast Property Group, LLC

82 Jordan Hills

Chapel Hill, NC 27517

(Insert name and address of LLC)

In witness whereof, this certificate is signed in the name of the LLC by its manager(s), this 12<sup>th</sup> day of October, 20 17.

By: Kara Brewer SEAL  
Manager

By: \_\_\_\_\_ SEAL  
Manager

By: \_\_\_\_\_ SEAL  
Manager

State of NC

County of Orange

I, Christy Lynn McMillion, a Notary Public, do hereby certify that Kara Megan Brewer, manager(s) of Southeast Property Group, LLC, personally

appeared before me this 12<sup>th</sup> day of Oct, 20 17, and that they signed the foregoing certificate on behalf of the LLC.

Witness my hand and official seal, this the 12<sup>th</sup> day of Oct, 20 17.

Christy Lynn McMillion

Notary Public  
My Commission Expires: 10/25/2021

(Affix Notary Seal)

Rev.7/02

**CHRISTY LYNN MCMILLION**  
Notary Public  
Orange Co., North Carolina  
My Commission Expires Oct. 25, 2021

Ex. 4