

## **EXHIBIT "A"**

### **Legal Description:**

Located by the Enochville Road about two miles North from the village of Enochville and more fully described as follows:

BEGINNING at an iron pipe in the right of way of the new road and in the old Enochville Road, corner to Cannon Manufacturing Co. and runs thence with the old road North 80 degrees, East 300 feet to an iron pipe Ruth S. Earnhardt corner in the old road; thence with the Earnhardt line South 1 degree 45 minutes East crossing the new road 656 feet to an iron pipe in the line of cannon Manufacturing Co.; thence two lines with Cannon as follows: South 71 degrees West 427 feet to an iron pipe; North 3 degrees 30 minutes East crossing the new Enochville Road 753 feet to the Beginning, containing 6 acres, more or less, the same being Tract No. 1 of the R. V. Griffith land as shown on Map by Frank M. Hodge, Surveyor, dated October 1933. Being the same lands as described in deed recorded March 18, 1957 in Deed Book 409 at Page 367, Rowan County Registry.

Subject to a right-of-way 20 feet in width, for the purpose of ingress and egress to and from each of the below less and except three described tracts, which right-of-way shall be for the benefit of each tract and shall be appurtenant to and run with said land, said right-of-way being more fully described as follows:

BEGINNING at an iron stake in the right-of-way of Cannon Farm Road (Old Enochville Road), the same being a corner of Cannon Mills Company, and runs thence with the line of Cannon Mills Company South 3-30 West 504.92 feet to a point, a corner of the Third Tract above; thence along the line of the Third Tract, North 71-00 East 20 feet, more or less, to a point which, when measured along a line perpendicular to the Cannon Mills Company line, is 20 feet from said Cannon Mills Company line; thence along a new line running parallel to and 20 feet from the Cannon Mills Company line, North 3-30 East 504.92 feet, more or less, to a point in the old line, said point being in the right-of-way of Cannon Farm Road; thence along the right-of-way of Cannon Farm Road, South 80-00 West 20 feet, more or less, to the point of Beginning.

LESS AND EXCEPT three tracts and a right-of-way lying South of Cannon Farm Road, adjacent to the property of Cannon Mills Company, conveyed to Leonard R. Beaver and wife, Phyllis W. Beaver by deed of Robert L. London and wife, Helen N. London and Ray F. Childers, Trustee, recorded August 17, 1979 in Deed Book 588, Page 692 of the Rowan County Registry, and being more fully described as follows:

FIRST TRACT: Beginning at an iron stake in the line of Cannon Mills Company, this stake being an old corner of Ruth S. Earnhardt in the line of Cannon Mills Company and presently being the southwestern corner of the Leonard R. Beaver lot, and runs thence along the line of Cannon Mills Company, South 71-00 West 30 feet to a point, a new corner; thence along a new line, North 19 West 229.20 feet to a point, a new corner, thence along another new line, North 71-00 East 101.27 feet to an iron stake in the old line, a northwestern corner of Leonard R. Beaver; thence along the old line, the same now being Beaver's line, South 1-45 East 240 feet to the point of Beginning, containing 0.37 acres.

SECOND TRACT: Beginning at a point in the line of Cannon Mills Company, this beginning point lying South 71-00 West 30 feet from the old corner of Ruth S. Earnhardt in the line of Cannon Mills Company (this now being the southwestern corner of the Leonard R. Beaver lot) and runs thence along the line of Cannon Mills Company, South 71-00 West 175 feet to a point, a new corner; thence a new lone North 19 West 229.2 feet to a point; a new corner; thence North 71-00 East 175 feet to a point, a new corner; thence South 19 East 229.20 feet to the point of Beginning.

THIRD TRACT: Beginning at a point in the line of Cannon Mills Company, this beginning point lying South 71-00 West 205 feet from the old corner of Ruth S. Earnhardt in the line of Cannon Mills Company (this now being the southwestern corner of the Leonard R. Beaver lot) and runs thence along the line of Cannon Mills Company, South 71-00 West 222 feet to an iron stake, an old corner; thence continuing with Cannon Mills Company's line North 3-30 East 248.08 feet to a point, a new corner; thence a new line North 71-00 East 127.06 feet to a point, a new corner; thence a new line South 19 East 229.2 feet to the point of Beginning.

### **Parcel:**

132 001

### **Physical Address:**

1245 Cannon Farm Road, China Grove, NC 28023

NC-23-01809

EXHIBIT "B"

**TRUSTEE CERTIFICATION**  
(NCGS 36C-10-1013)

THIS CERTIFICATION (the "Certificate") made this 21 day of July, 2027, by **Steven W. London**, Trustee(s) of the **The London Family Trust dated March 31, 2005**, to **Master Title Agency, LLC** the title insurance company for which it acts as agent in this transaction, its successors and/or assigns, hereinafter called the Insurer, witnesseth:

WHEREAS, said Insurer has issued a commitment of title insurance insuring the title to property situated in the State of North Carolina and described in Schedule A, hereinafter called the Land; and

WHEREAS, said Insurer will be requested to issue its policy or policies of title insurance insuring the title to the Land; and

WHEREAS, the Land is owned or to be owned by the **The London Family Trust dated March 31, 2005**, Trust, (hereinafter called the Trust); and

WHEREAS, said Insurer has refused to issue its policy without being provided an acceptable certificate concerning the authority of the Trustee(s) to enter in to the contemplated transaction, and

WHEREAS, said Insurer has refused to issue its policy without exception to matters concerning ownership of the Land by the Trust, unless assured to certain facts as herein set out;

NOW THEREFORE, Trustee(s) certify as follows:

1. The Trust was executed on **March 31, 2005**, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representation contained herein to be incorrect;
2. The Settlor(s) of the Trust is/are **Robert L. London and Helen N. London** (note, please state "withheld" if the Trust contains a provision authorizing this information to be withheld);
3. The identity and address of the currently acting Trustee(s) identified above is:  
**Steven W. London**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_;
4. The Trustee has been granted due authority to enter into the transaction contemplated by the Insurer's title insurance commitment and the Trust grants the following specific powers to the Trustee(s):  
Article X (9) The power to Manager, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide improve and repair trust property.;
5. The Trust is irrevocable;
6. The Trust does grant co-trustees the authority to sign or otherwise authenticate the Trust and all co-trustees are required to exercise the powers contained in the Trust; and

FURTHER, Trustee(s) does/do hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

IN WITNESS WHEREOF, the Trustee(s) hereto have duly signed and sealed this instrument in duplicate.

Steven W. London (SEAL)  
Steven W. London, Trustee

STATE OF NC

COUNTY OF Cabarrus

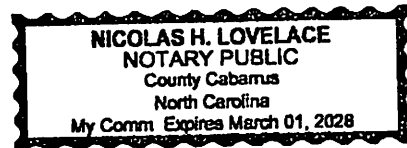
I, Nicolas H. Lovelace, a Notary Public for the County Cabarrus  
and State of North Carolina, do hereby certify that Steven W. London, Trustee either being  
personally known to me or proven by satisfactory evidence, personally appeared before me this day, and  
acknowledged the voluntary due execution of the foregoing instrument by he/she/them for purposes stated  
therein.

Witness my hand and notarial seal this 21 day of July, 2023.

Nicolas H. Lovelace  
Notary Public

My Commission Expires: 3-1-28

(SEAL)



## EXHIBIT A

Located by the Enochville Road about two miles North from the village of Enochville and more fully described as follows:

BEGINNING at an iron pipe in the right of way of the new road and in the old Enochville Road, corner to Cannon Manufacturing Co. and runs thence with the old road North 80 degrees, East 300 feet to an iron pipe Ruth S. Earnhardt corner in the old road; thence with the Earnhardt line South 1 degree 45 minutes East crossing the new road 656 feet to an iron pipe in the line of cannon Manufacturing Co.; thence two lines with Cannon as follows: South 71 degrees West 427 feet to an iron pipe; North 3 degrees 30 minutes East crossing the new Enochville Road 753 feet to the Beginning, containing 6 acres, more or less, the same being Tract No. 1 of the R. V. Griffith land as shown on Map by Frank M. Hodge, Surveyor, dated October 1933. Being the same lands as described in deed recorded March 18, 1957 in Deed Book 409 at Page 367, Rowan County Registry.

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