

Type: QCD  
Recorded: 5/19/2023 10:25:01 AM  
Fee Amt: \$51.00 Page 1 of 5  
Revenue Tax: \$0.00  
Alexander, NC  
Scott H. Hines Register of Deeds  
File#

**BK 662 PG 1477 - 1481**

**INSTRUMENT PREPARED BY:**

Richard E. Devine  
Watch Tower Bible and Tract Society of  
Pennsylvania  
1 Kings Dr.  
Tuxedo Park, New York 10987

**RETURN DEED TO:**

Valley Farms Corporation  
c/o Real Estate Desk  
900 Red Mills Road  
Wallkill, New York 12589-5200

(Above reserved for official use only)

**SEND TAX STATEMENTS TO:**

Valley Farms Corporation  
c/o Real Estate Desk  
900 Red Mills Road  
Wallkill, New York 12589-5200

Tax Parcel ID/APN # Tax Parcel  
0061089 | Alexander County

**NON-STANDARD  
FEE: \$25.00**

Brief Legal Description: 1082 All Healing Springs Road

Excise Tax: \$0.00

**QUITCLAIM MINERAL DEED**

THIS DEED is made this 16<sup>th</sup> day of May, 2023 by and between **Watch Tower Bible and Tract Society of Pennsylvania, a Pennsylvania nonprofit corporation** having a mailing address 1 Kings Dr., Tuxedo Park, New York 10987 hereinafter known as the "**Grantor**," AND, **Valley Farms Corporation, a New York not-for-profit corporation**, having a mailing address at 900 Red Mills Road, Wallkill, New York 12589-5200, hereinafter known as the "**Grantee**,"

FOR NO MONETARY CONSIDERATION and as a gift, Grantor does hereby grant and quitclaim unto Grantee and Grantee's successors and assigns forever, all of Grantor's right, title, interest, and claims, if any, in and to all subsurface oil, gas and other minerals and metals, whether now known to exist or hereafter discovered, including but not limited to the rights to explore for, develop, and remove such oil, gas and other minerals in and under the following described real estate (the "**Property**"), located in the City of Ellendale Township, Alexander County, North Carolina acquired by the Grantor by deed recorded in Book 650, Page 727 and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

This conveyance is made subject to the terms of any existing oil, gas or mineral lease of said land hereinbefore described, which interest of the Grantor is hereby assigned to the Grantee, and covers and includes all of the royalties, rentals, bonus, shut-in royalties and any other monies or benefits from the production of any of the oil, gas and other minerals which may accrue under the terms of said lease, insofar as it covers the lands hereinbefore described, from and after the execution and delivery hereof.

**Signatures**

Grantor signed, and delivered this Quitclaim Mineral Deed to Grantee as of the first date above shown.

**BY: Watch Tower Bible and Tract Society of Pennsylvania  
A Pennsylvania nonprofit corporation**

BY: [Signature] (SEAL)  
Printed Name: ROBERT V. LUCCIONI  
Title: Vice President

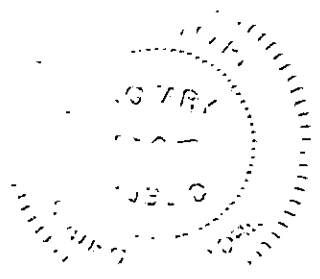
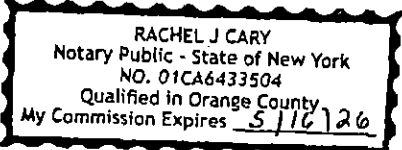
STATE OF NEW YORK

COUNTY OF ORANGE

I, Rachel J. Cary, the undersigned notary public, do hereby certify that Robert V. Luccioni, personally appeared before me this day and acknowledge that he is the Vice President of Watch Tower Bible and Tract Society of Pennsylvania, a Pennsylvania nonprofit corporation and that by authority duly given and as the act of such entity, he signed the forgoing and annexed instrument in its name on its behalf as its act and deed. Witness my hand and notary seal this 16<sup>th</sup> day of May, 2023.

[Signature]  
Print Name: Rachel J. Cary  
My Commission Expires: 5/16/2026

(Affix notary seal)



BY: Watch Tower Bible and Tract Society of Pennsylvania

A Pennsylvania nonprofit corporation

BY: Manny Z. Bland (SEAL)

Printed Name: Danny L. Bland

Title: Secretary

STATE OF NEW YORK

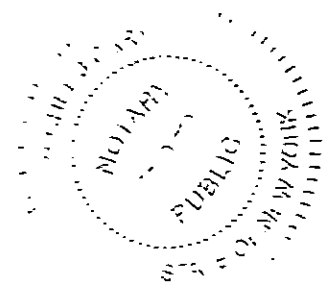
COUNTY OF ORANGE

I, Rachel J. Cary, the undersigned notary public, do hereby certify that Danny L. Bland, personally appeared before me this day and acknowledge that he is the Secretary of Watch Tower Bible and Tract Society of Pennsylvania, a Pennsylvania nonprofit corporation and that by authority duly given and as the act of such entity, he signed the forgoing and annexed instrument in its name on its behalf as its act and deed. Witness my hand and notary seal this 16<sup>th</sup> day of May, 2023.

Rachel J. Cary  
Print Name: Rachel J. Cary  
My Commission Expires: 5/16/26

(Affix notary seal)

RACHEL J CARY  
Notary Public - State of New York  
NO. 01CA6433504  
Qualified in Orange County  
My Commission Expires 5/16/26



**EXHIBIT A**

Lying and being located in Ellendale Township, Alexander County, North Carolina, and more particularly described as follows:

**BEGINNING** at an iron stake in the line of Owen Teague, said stake being located South 13° 06'19" East 944.11 feet from Owen Teague's Northwest corner in Perry Kerley's line, and runs South 73° 37' 25" West 636.13 feet to a point in the center of the All Healing Springs Road (Secondary Road 1307), said point being indicated by an iron stake in the East right of way line of said road; thence South 16° 38' 23" East 103.63 feet with the center of said road to a point in its center; thence South 16° 28' 41" East 96.37 feet with the center of the All Healing Springs Road to a point in its center, said point being indicated by an iron stake in the East right of way line of said road; thence North 71° 18' 33" East 626.01 feet to an iron stake in the Owen Teague line; thence North 13° 06' 19" West 175 feet to the **BEGINNING**, containing 2.71 acres, more or less, and being described in accordance with survey of Tom Frazier dated February 1, 1994 and designated as Tract 4.

The land above described is a portion of that property conveyed by Cyrus L. Purser and wife, Gladys M. Purser, to the grantors herein by deed dated March 16, 1988 and recorded in Book 285 on Page 599 in the Alexander County Registry.

**BUT THIS LAND IS CONVEYED SUBJECT** to certain restrictions as to the use thereof running with said land by whomsoever owned and said restrictions shall be in effect for twenty-five (25) years and renewed automatically for successive periods of ten (10) years unless an instrument to change is signed by a majority of owners (each lot being entitled to one vote), said restrictions which are expressly assented to by the grantee(s) in accepting this deed, are as follows:

- (1) All lots shall be used for residential purposes only. No structure of any type shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and/or one detached outbuilding. The outer exterior of the outbuilding shall match the outer exterior of the dwelling. No multi-family dwelling and no group homes shall be permitted.
- (2) All dwellings erected must have a minimum of 1,250 square feet of heated floor space, exclusive of porches, basement, breezeways, garages and carports.
- (3) There shall be no asbestos shingle siding on any part of the dwelling or garage. No dwelling, carport, garage, or outbuilding shall be erected nearer than thirty five (35) feet from the edge of the street nor nearer than ten (10) feet to any side property line.
- (4) The wall and floor framing for any dwelling shall not exceed 18 inches on centers.
- (5) No structures of a temporary character, no trailers, no single-wide or double wide mobile homes, no manufactured homes, and no shacks or tents may be placed or erected on any of said lots.

**(6) No animals or pets shall be kept in such number or in such manner that the same shall constitute a nuisance. No hunting dogs will be kept nor will dog lots for such be permitted.**

**(7) No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.**

**(8) No signs of any kind shall be displayed to the public view on any lot except a professional sign of not more than one (1) foot square or real estate agents "For Sale" signs of moderate size or signs used by a builder to advertise the building during the construction and sales period.**

**(9) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, nor shall waste be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept; in a clear and sanitary condition.**

**(10) No unlicensed motor vehicles or junk vehicles shall be allowed on the property. Any vehicles such as 4-wheelers or boats must be kept in the garage, carport, or building.**

**(11) Invalidation of any of these restrictions by Judgement or Court Order or by legislative process shall in no way affect any of the other provisions shall remain in full force and effect.**

**For further reference, see Deed Book 361, Page 1348, Alexander County Registry.**

**More commonly known as 1082 All Healing Springs Road, Taylorsville, NC 28681  
PIN NO: 0061089**