

FILED	Aug 08, 2023
AT	11:33:38 AM
BOOK	02375
START PAGE	0200
END PAGE	0251
INSTRUMENT #	06913
EXCISE TAX	\$0.00

<p><b>U.S. Department of Justice</b>  United States Marshals Service  <b>UNITED STATES MARSHAL'S QUIT CLAIM DEED</b></p>
--

This conveyance is exempt from excise tax as a conveyance by an instrumentality of a governmental unit pursuant to NCGS 105-228.28.

Parcel ID No. 0074951

This instrument prepared by Nathan L. Strup, Assistant U.S. Attorney  
Return to: Grantee

*This Deed* is made and entered into this 3<sup>rd</sup> day of August, 2023, between Catrina A. Thompson, United States Marshal for the Middle District of North Carolina, hereinafter "Grantor," whose address is I. Richardson Preyer Federal Building, 324 W. Market St., Suite 234, Greensboro, NC 27401, and Ania ONN LLC, whose legal address is 104 Green Park Lane, Cary, NC 27518-9769, hereinafter "Grantee(s)."

*Witnesseth*, that the U.S. District Court for the Middle District of North Carolina, in the civil action entitled *United States v. Thomas Earl Tilley, et al.*, case number 1:19-cv-626, on the 22<sup>nd</sup> day of November, 2022, entered an Order of Sale (Doc. 193) requiring the judicial sale of the property described in Exhibit A (legal description) by the United States Marshals Service; and,

*Witnesseth*, that the U.S. District Court for the Middle District of North Carolina, in the civil action entitled *United States v. Thomas Earl Tilley, et al.*, case number 1:19-cv-626, on the 6<sup>th</sup> day of July, 2023, entered an Amended Order Confirming Sale (Doc. 206) confirming the sale of the property described in Exhibit A, and determining that said property is sold to Ania ONN LLC, free and clear of all rights, titles, claims, liens, and

submitted electronically by "Weatherspoon & Voltz LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Chatham County Register of Deeds.

interests of all parties to this action, as listed in the Order of Sale at footnote 2, which includes but is not limited to MBT Trust, Bruce Tilley, as Trustee of MBT Trust, TT Farms Trust, Thomas E. Tilley, Trustec, and Iris M. Tilley, Trustee, for TT Farms Trust, and any successors in interest or transferees of those parties, and of former defendants Aberdeen Produce & Provisions Co., L.L.C., Robert W. Carrington, Jr., and Cynthia Dorr, and any successors in interest or transferees of those former defendants, and discharging and extinguishing such rights, titles, claims, liens, and interests of the parties to this action and the aforementioned former defendants; and,

*Whereas*, according to law, the United States Marshal is charged with the duty to dispose of said property;

*Now, Therefore*, I, Grantor, United States Marshal for the Middle District of North Carolina, by virtue of my office, and by force of the statute in such civil action, and for \$280,000.00 and other valuable consideration paid to the U.S. District Court for the Middle District of North Carolina by Ania ONN LLC, do grant, bargain, sell, set over, and forever quitclaim unto Grantee(s) all the right, title, interest, and claim in the parcel of land described in Exhibit A, attached hereto and incorporated by reference.

*In Witness Whereof*, for the conveyance of the real property described in Exhibit A, I have set my hand and seal this 3<sup>rd</sup> day of August, 2023.

James S. Underwood (SEAL)  
James S. Underwood  
Supervisory Deputy United States Marshal  
By and on behalf of

Catrina A. Thompson  
United States Marshal  
Middle District of North Carolina

Randolph County, North Carolina

I certify that James S. Underwood, Supervisory Deputy United States Marshal, personally appeared before me this day, acknowledging to me that he signed the foregoing document.

Date: Aug. 3, 2023  
Laurie B. Lochner  
Name: Laurie B. Lochner  
Notary Public

**LAURIE B LOCHNER**  
Notary Public  
Randolph County, NC  
My Commission Expires 10/21/2023

My commission expires: Oct. 21, 2023

**EXHIBIT A**

**Legal Description:**

All of the land situated in the County of Chatham, State of North Carolina, and bounded and described as follows, to-wit:

All that certain lot or parcel of land situated in Oakland Township, North Carolina, and more particularly described as follows:

ALL of Lot 1 containing 15.9435 acres, more or less, according to plat entitled "Survey for MBT Trust, Bruce Tilley, Trustee" prepared by Smith and Smith Surveyors, dated December 16, 2017, and recorded in Plat Slide 2017-446, Chatham County Registry, reference to which is hereby made for a more particular description.

The property being the same property described in the Non-Warranty Deed dated December 28, 2017, and recorded December 29, 2017, at Book 01965, Pages 0452 through 0453.