

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

Craven NC - Document Stamp  
Becky Thompson, Register of Deeds  
Date 06/18/2000 Time 08:56:02 1 of 1 Pages  
No: 2000-00011961

THIS DEED, Made and entered into this 17<sup>th</sup> day of July, 2000, by and between Weyerhaeuser Real Estate Company, a corporation of the State of Washington, and duly authorized to do business in the State of North Carolina, party of the first part, and Waterways Edge Homeowners Association, Inc., a North Carolina Non-Profit Corporation, party of the second part;

**W I T N E S S E T H :**

That the said party of the first part, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR, and other good and valuable considerations to it in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, its successors and assigns, subject to the mineral reservation and encumbrances as hereinafter set out, those certain tracts or parcels of land lying and being in Number Five (5) Township, Craven County, State of North Carolina, and being more particularly described as follows:

TRACT ONE (1): The road (JOYNER DRIVE) as the same is shown on those maps of record in the Office of the Register of Deeds of Craven County. One map is recorded in Plat Cabinet G, Slides 17-E and 17-F, Craven County Registry, and this map was prepared by Cyrus Alan Bell, Registered Land Surveyor, dated August 6, 1996, and identified by the following legend: "FINAL PLAT OF: WATERWAYS EDGE SECTION I". The other map is of record in the Office of the Register of Deeds of Craven County in Plat Cabinet G, Slide 28-C and this map was prepared by Cyrus Alan Bell, Registered land Surveyor, dated March 11, 1997, and identified by the following legend: "FINAL PLAT

PREPARED BY:  
**T. R. THOMPSON, JR.**  
ATTORNEY AT LAW  
AURORA, NORTH CAROLINA

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OF: WATERWAYS EDGE SECTION II". Further reference is made to said maps for a more complete and accurate description of this property.

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TRACT TWO (2): The fifty (50') foot ingress and egress easement for Lots Four (4) through Eight (8) providing access to Joyner Drive as the same is shown on that map of record in the Office of the Register of Deeds of Craven County in Plat Cabinet G, Slides 17-E and 17-F. The map herein referred to was prepared by Cyrus Alan Bell, Registered Land Surveyor, dated August 6, 1996, and identified by the following legend: "FINAL PLAT OF: WATERWAYS EDGE SECTION I" Further reference is hereby made to said map for a more complete and accurate description of this property.

TRACT THREE (3): The sixty (60') foot easement used as access for Lots Twenty-One (21) through Twenty-Five (25) as the same is shown on that map of record in the Office of the Register of Deeds of Craven County in Plat Cabinet G, Slide 28-C. The map herein referred to was prepared by Cyrus Alan Bell, Registered land Surveyor, dated March 11, 1997, and identified by the following legend: "FINAL PLAT OF: WATERWAYS EDGE SECTION II". Further reference is made to said map for a more complete and accurate description of this property.

This conveyance is made subject to the following mineral reservation and encumbrances:

- (1) This conveyance is made subject to the reservation of mineral rights which are retained by Weyerhaeuser Company and said reservation is stated in substance as follows:

"The Grantor hereby expressly saves, reserves and excepts out of the grant hereby made, unto itself, its successors and assigns, forever, all ores and minerals including but not limited to oil, gas, coal, distillates, and condensates, in and under said land. Top soil, sand, fill dirt, ground water, and other commonly occurring substances are expressly excluded. Notwithstanding the foregoing and notwithstanding any other legal or equitable right or remedy now existing or hereafter enacted or created, Grantor hereby agrees, for itself, its successors and assigns, that the rights hereby reserved and excepted shall not be exercised in a manner adversely affecting use of the surface at any time unless and until the Grantor or its successors or assigns, as the case may be, shall first make satisfactory written arrangements with the then owner of the property affected, and with the mortgagee or mortgagees of such property, as their respective interests may appear, to compensate said owner and mortgagee or

mortgagees for damages incurred to the surface and any improvements thereon in exercising such rights."

- (2) The aforesaid property is conveyed subject to those easements of record and utility rights-of-way.
- (3) The property heretofore described is conveyed subject to those Restrictive Covenants of record in Book 1533, Page 69, and Book 1570, Page 469, Craven County Registry.
- (4) By this deed the party of the first part conveys to the party of the second part, its successors and assigns, all of the right, title, and interest of the party of the first part in the property heretofore described.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land together with all the rights, privileges and appurtenances thereunto belonging unto it, the said party of the second part, its successors and assigns, to its only use and behoof forever, subject to the mineral reservation and encumbrances as set out hereinabove.

IN TESTIMONY WHEREOF, Weyerhaeuser Real Estate Company has caused this instrument to be signed in its name by its Assistant Vice President, attested by its Assistant Secretary, with its corporate seal hereunto affixed, all by authority duly given, this the day and year first above written.

WEYERHAEUSER REAL ESTATE COMPANY

By: *Phyllis Bentley*  
Assistant Vice President

(CORPORATE SEAL)

T. R. SIMPSON, III  
ATTORNEY AT LAW  
AUGUSTA, GEORGIA

*W. N. Rackley*  
W. N. Rackley  
Assistant Secretary

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COUNTY OF CRAVEN

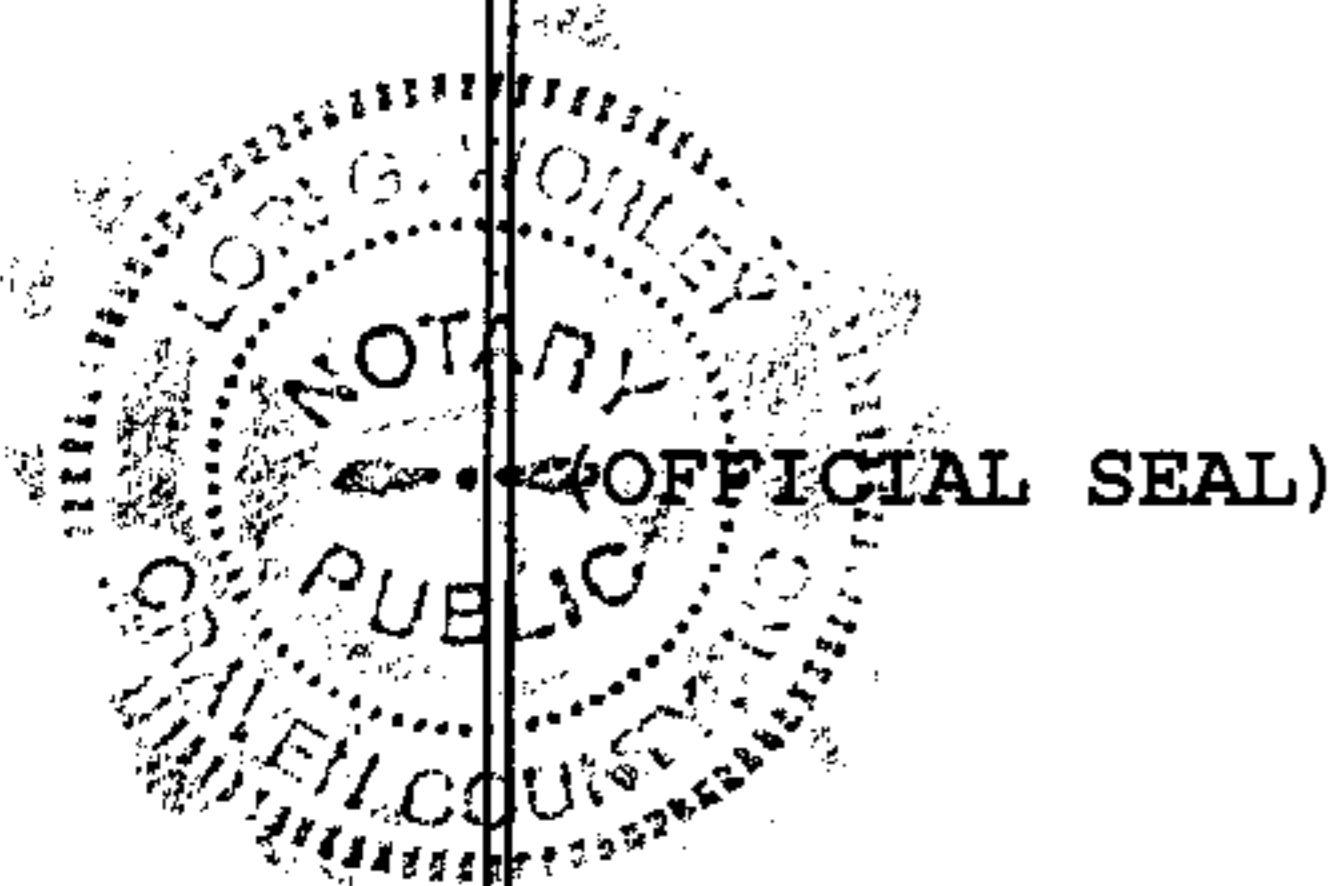
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I, Lori G. Worley, Notary Public,  
certify that Nan W. Rackley personally came before me this day and  
acknowledged that she is Assistant Secretary of Weyerhaeuser Real  
Estate Company, a corporation, and that by authority duly given  
and as the act of the corporation, the foregoing instrument was  
signed in its name by John M. Doughty, its Assistant Vice  
President, sealed with its corporate seal, and attested by herself  
as its Assistant Secretary.

My commission expires 07-05-2004.

Witness my hand and official seal, this the 24<sup>th</sup> day  
of July, 2000.

Lori G. Worley  
Notary Public



PREPARED BY:  
T. R. THOMPSON, JR.  
ATTORNEY AT LAW  
AURORA, NORTH CAROLINA

State of North Carolina, Craven County  
The foregoing certificate(s) of Lori G. Worley  
Craven County  
is (are) certified to be correct. This instrument was presented for  
registration this day and hour and duly recorded in the office of the  
Register of Deeds of Craven County, NC in Book 1771 Page 158  
This 18 day of Aug A.D., 20 00 at 8:56 o'clock AM  
Robert Thompson, Jr. Register of Deeds  
Debbie Smith Asst. Deputy Register of Deeds