

Issued Sep 19 2005
\$88.00
State of PAMLICO
North Carolina County
Real Estate Excise Tax

FILED in PAMLICO County, NC
on Sep 19 2005 at 03:54:54 PM
by: SUE H. WHITFORD
REGISTER OF DEEDS
BOOK 454 PAGE 483

NORTH CAROLINA
PAMLICO COUNTY

WARRANTY DEED

THIS DEED, made and entered into this 30th day of August, 2005, by and between DORIS H. MURPHREY, widow, hereinafter called "grantor", and KCB SERVICES AND COMPANY, CUSTODIAN FBO ARCHIL ROY, IRA, 12 West Church Street, Frederick, Maryland 21701, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said KCB Services and Company, Custodian FBO Archil Roy, IRA and its successors and assigns, a certain tract or parcel of land in the Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

On the southwest side of Teaches Cove Road, N.C.S.R. 1311, south side of Compass Point Drive and northeast side of Hart Drive and beginning at an iron stake at the intersection of the southern edge of Compass Point Drive with the western edge of Teaches Cove Road and running thence from said POINT OF BEGINNING with the southwestern edge of Teaches Cove Road the following three courses and distances: South 22° 28' 47" East 77.10 feet to a point of curvature to the left having a radius of 855.00 feet, a chord bearing of South 32° 49' 30" East and a chord distance of 307.09 feet to an iron stake, South 43° 10' 14" East 141.41 feet; thence South 46° 37' 00" West 107.81 feet to an iron pipe at the northern corner of Lot 118 of Buccaneer Bay, Section Four; thence South 21° 37' 00" East with the eastern line of Lot 118, 119 and 120, 594.17 feet to an iron stake in the northwest side of Green Bay Road; thence South 19° 48' 00" West with the eastern line of Lot 120 and northwest edge of Green Bay Road 70.00 feet; thence South 85° 11' 06" West with the southern line of Lot 120, 368.04 feet to an existing iron stake in the eastern edge of Hart Drive; thence northwestward with

Prepared by HOLLOWELL & HOLLOWELL
Attorneys at Law
Bayboro, North Carolina 28515

RETURNED TO
DATE RETURNED →
9-23-05

the edge of Hart Drive and the southwestern lines of Lots 120, 119, 118, 117 and 116 to the southwest corner of Lot 116 and the southeast corner of Lot 5 of Buccaneer Bay West, Section One; thence North 14° 57' 00" East with the eastern lines of Lots 5, 4 and 3, 383.91 feet to the southeast corner of Lot 2; thence with the eastern and northern line of Lot 2 the following three courses and distances: North 13° 36' 00" East 77.44 feet, North 06° 31' 00" East 35.47 feet, North 61° 53' 00" West 212.97 feet to the intersection of Doris Drive and Compass Point Drive, the western corner of Lot 1; thence North 67° 30' 17" East with the southern edge of Compass Point Drive 418.82 feet to the POINT OF BEGINNING and being Lot 1 (0.49 acre) of Buccaneer Bay West, Section One, Lots 116 (1.24 acres), 117 (1.06 acres), 118 (1.63 acres) 119 (1.37 acres) and 120 (1.53 acres) of Buccaneer Bay West, Section Four and 3.94 acres of grantor's unsubdivided land as shown on a survey and map prepared by Kendall E. Gaskins, PLS, dated June 16, 2005, entitled "SURVEY FOR QUADS TRUST COMPANY", copy of which is attached hereto and incorporated herein by reference.

Lot 1 is conveyed subject to those restrictive covenants dated November 17, 1986, recorded in Deed Book 241 at page 539, Pamlico County Registry, and the Street Disclosure Statement recorded in Deed Book 252 at page 416, said registry. Lots 116, 117, 118, 119 and 120 of Buccaneer Bay West, Section Four, are conveyed subject to the restrictive covenants recorded in Deed Book 267 at page 283 and the amendment recorded in Deed Book 356 at page 389 and the Street Disclosure Statement recorded in Book 267 at page 289, Pamlico County Registry. All six lots are subject to the Amendment recorded in Deed Book 362 at page 221, Pamlico County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said KCB Services and Company, Custodian FBO Archil Roy, IRA and its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they are seized of said premises in fee; that they have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

Doris H. Murphrey (SEAL)
Doris H. Murphrey

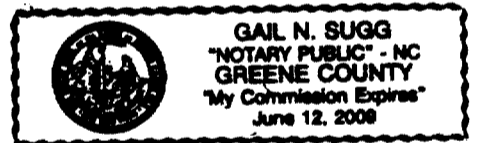
NORTH CAROLINA
COUNTY OF Greene

I, Gail N. Sugg, a Notary Public in and for said county and state, do hereby certify that DORIS H. MURPHREY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 8th day of September, 2005.

Gail N. Sugg
Notary Public

My commission expires: June 12, 2009



NORTH CAROLINA
PAMLICO COUNTY

The foregoing certificate of Gail N. Sugg - Greene Co. NC, a Notary Public in and for said county and state, is certified to be correct.

Sue H. Whitford
Register of Deeds

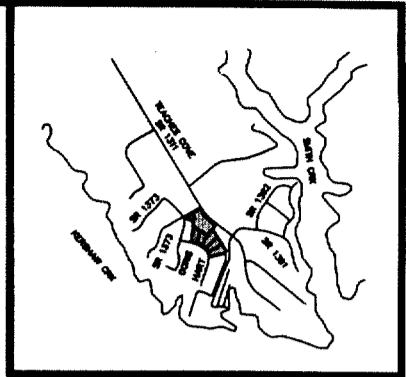
By: Analija F. Buck
~~Asst.~~ Deputy Register of Deeds

LEGEND

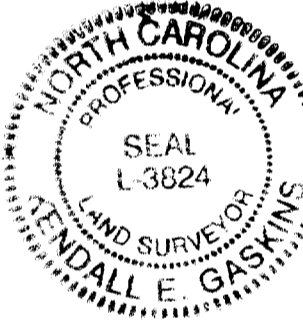
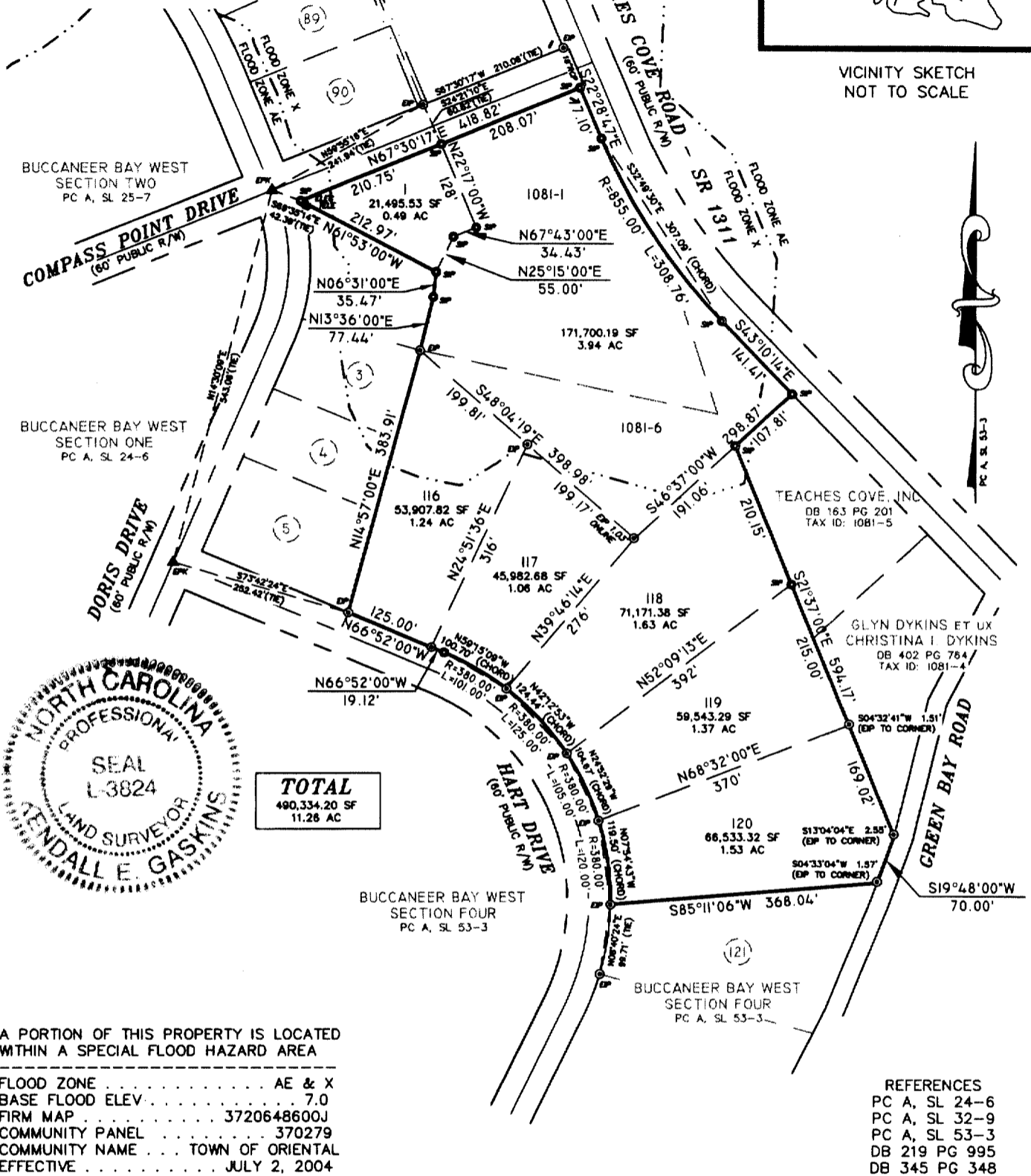
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- EPK EXISTING PK NAIL
- SIP SET IRON PIPE
- SPK SET PK NAIL
- NPS NO POINT SET
- R/W RIGHT OF WAY
- EOP EDGE OF PAVEMENT

State of North Carolina
County of Pamlico

I, Miriam Prescott, Review Officer of Pamlico County, certify that the map or plat to which certification is affixed meets all statutory requirements for recording.
Miriam Prescott Review Officer.



VICINITY SKETCH
NOT TO SCALE



I, Kendall E. Gaskins, hereby certify that this map was drawn under my direction and supervision from an actual survey made under my direction and supervision, that the error of closure as calculated by latitudes and departures is 1:10,000+.

Witness my hand and seal this 10th day of AUGUST, 2005.

Kendall E. Gaskins
Kendall E. Gaskins, PLS L-3824

≡ SURVEY FOR ≡
QUADS TRUST COMPANY

TAX ID: 1081-1, 1081-1-1,
1081-6, 1081-6-118, 1081-6-117
1081-6-118, 1081-6-119, 1081-6-120

NUMBER 2 TOWNSHIP
PAMLICO COUNTY
NORTH CAROLINA
SURVEYED: JUNE 16, 2005
SCALE 1" = 200'

Kendall E. Gaskins, PLS
PROFESSIONAL LAND SURVEYING
PO Box 354
8162 Main Street
Vanceboro, NC 28586
Phone: 252-244-0599
Fax: 252-244-5899