

WARRANTY DEED

Prepared by: Brian Z. Taylor
WHITE & ALLEN, P.A.
Return to: White & Allen, P.A.

Property was ~~was not~~ Grantors primary residence

NORTH CAROLINA

CRAVEN COUNTY

Tax Stamps: \$ 690.00
Parcel No.: 7-300-5-645

THIS DEED, made this 19 day of Dec., 2020, by
MELODY HICKMAN, unmarried, whose address is 704 Maxwell Drive, Raleigh,
NC 27603, Grantor; to STEVEN T. BANNON and wife, JANINE M. BANNON,
whose address is 113 Reinach Lane, New Bern, NC 28562
_____, Grantee;

WITNESSETH:

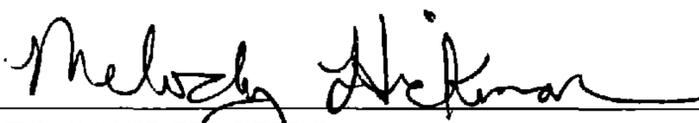
That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has sold, and by these presents, does grant, bargain, sell and convey unto Grantee, his/her/their heirs and assigns, in fee simple, that parcel of land lying and being in Number Seven (7) Township, Craven County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of said premises in fee, has the right to convey the same in fee simple, that title is marketable and free and clear of all liens, encumbrances or defects, including those which would be revealed by a current and accurate survey of the Property, and Grantor will warrant and defend the title against the claims of all persons whomsoever, subject to ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property; and such other liens, encumbrances or defects as may be assumed or specifically approved by Buyer in writing.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and seal, the day and year first above written.

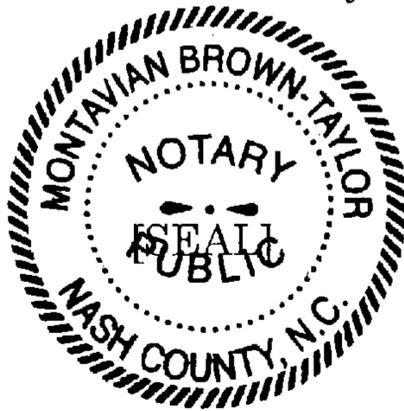
 (SEAL)
MELODY HICKMAN

STATE OF North Carolina

Wake COUNTY

Personally appeared before me this day MELODY HICKMAN, being personally known to me or identified by satisfactory evidence and acknowledged to me (his/her/their) due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 19th day of December, 2020.



Montavian Brown-Taylor
Montavian Brown-Taylor, Notary Public

My commission expires: 02/26/25

EXHIBIT A

All that certain lot or parcel of land situated in Number Seven (7) Township, Craven County, North Carolina and more particularly described as follows:

BEING all of **Lot No. Six Hundred Forty-Five (645)** 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 123 C and D**. The map herein referred to was prepared by Joe L. Riddick, Jr., Professional Land Surveyor, dated June 25, 2001, and identified by the following legend: **"FINAL PLAN of TABERNA PHASE XI, A PLANNED UNIT DEVELOPMENT (WREDCO SECTIONS 26, 28 & 29)"**. 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 interest 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 Protective Covenants of record in Book 1837, Page 604, Craven County Registry.