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Craven NC - Document Stamp
Becky Thompson, Register of Deeds
Date 12/22/2000 Time 13:12:27 1 of 5 Pages
No: 2000-00017630

Book **1791** Page **830**

Fee Amt : 16.00
Excise Tax: 2,303.00

Parcel No. 7-300-001 (part)

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

THIS DEED, Made and entered into this 15th day of December, 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 Monnier, LLC, a North Carolina Limited Liability Company, whose address is Post Office Box 3069, New Bern, North Carolina 28564, 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 TEN AND NO/100 (\$10.00) DOLLARS, 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 Seven (7) Township, Craven County, State of North Carolina, and being more particularly described as follows:

BEING all of Lot No. Four Hundred Sixteen (416), Lot No. Four Hundred Seventeen (417), Lot No. Four Hundred Eighteen (418), Lot No. Four Hundred Nineteen (419), Lot No. Four Hundred Twenty (420), Lot No. Four Hundred

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

Twenty-One (421), Lot No. Four Hundred Fifty-Two (452), Lot No. Four Hundred Fifty-Three (453), Lot No. Four Hundred Fifty-Four (454), Lot No. Four Hundred Fifty-Five (455), Lot No. Four Hundred Fifty-Six (456), Lot No. Four Hundred Fifty-Seven (457), Lot No. Four Hundred Fifty-Eight (458), Lot No. Four Hundred Fifty-Nine (459), Lot No. Four Hundred Sixty (460), Lot No. Four Hundred Sixty-One (461), Lot No. Four Hundred Sixty-Two (462), Lot No. Four Hundred Sixty-Three (463), Lot No. Four Hundred Sixty-Four (464), Lot No. Four Hundred Sixty-Five (465), Lot No. Four Hundred Sixty-Six (466), Lot No. Four Hundred Sixty-Seven (467), Lot No. Four Hundred Sixty-Eight (468), Lot No. Four Hundred Sixty-Nine (469), Lot No. Five Hundred Four (504), Lot No. Five Hundred Five (505), Lot No. Five Hundred Six (506), Lot No. Five Hundred Seven (507), Lot No. Five Hundred Eight (508), Lot No. Five Hundred Nine (509), Lot No. Five Hundred Ten (510), Lot No. Five Hundred Eleven (511), Lot No. Five Hundred Twelve (512), Lot No. Five Hundred Thirteen (513), Lot No. Five Hundred Fourteen (514), Lot No. Five Hundred Fifteen (515), Lot No. Five Hundred Sixteen (516), Lot No. Five Hundred Seventeen (517), Lot No. Five Hundred Eighteen (518), Lot No. Five Hundred Nineteen (519), and Lot No. Five Hundred Twenty (520) as the same are shown on that map of record in the Office of the Register of Deeds of Craven County in Plat Cabinet F, Slides 108-E and 108-F.

The map herein referred to was prepared by Joe L. Riddick, Jr., Professional Land Surveyor, dated May 26, 2000, and identified by the following legend: "FINAL PLAN OF TABERNA PHASE VI, FIRST ADDITION A PLANNED UNIT DEVELOPMENT (WRECO SECTION 38)". 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 Protective Covenants of record in Book 1790, Page 607, Craven County Registry.

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 their only use and behoof forever, subject to the mineral reservation and encumbrances as set out hereinabove.

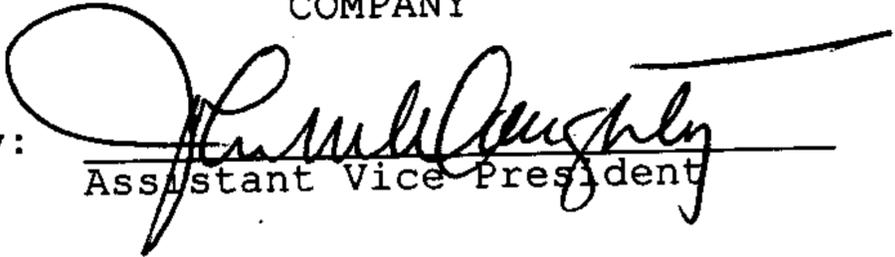
And the said party of the first part, for itself, its successors and assigns, covenants to and with the said party of the second part, its successors and assigns, that it is seized of

said premises in fee and has a lawful right to convey the same in fee simple; that the same is free and clear of all encumbrances, except for the mineral reservation and encumbrances as set out hereinabove, and that it hereby warrants and will forever defend the title to the same against the lawful claims of all persons whomsoever.

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.

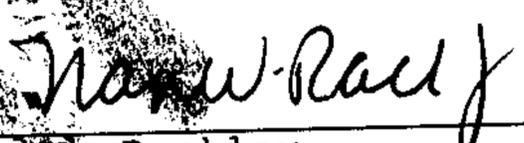
WEYERHAEUSER REAL ESTATE
COMPANY

By:


Assistant Vice President

(CORPORATE SEAL)

ATTEST:



Nan W. Rackley

Assistant Secretary

PREPARED BY:
J. B. THOMPSON, JR.
ATTORNEY AT LAW
AURORA, NORTH CAROLINA

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

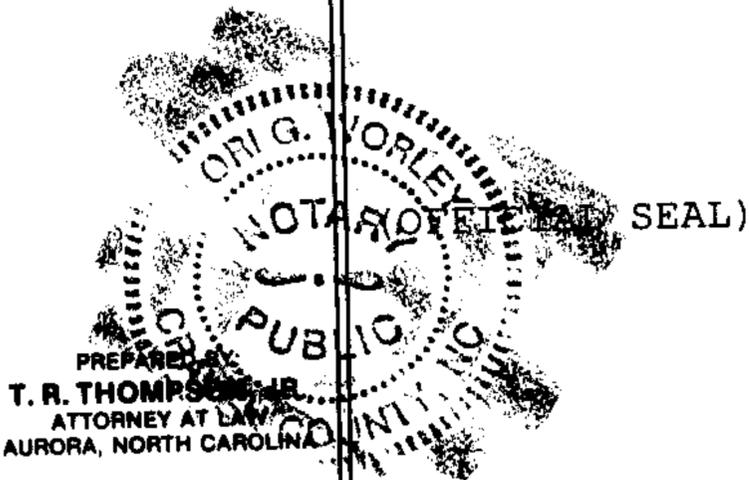
I, Lori G. Worley, Notary Public,

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 15th day of December, 2000.

Lori G. Worley
Notary Public



State of North Carolina, Craven County
The foregoing certificate of Lori G. Worley

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 1791 Page 834.
This 22 day of December A.D. 2000 at Littles Creek

[Signature]
Register of Deeds [Signature]
Asst. Deputy Register of Deeds