

Karen S. Hardesty

Carteret County, NC

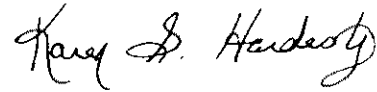
July 18, 2022 4:04:44 PM

DEED # Pages: 8

Fee: \$26.00

NC Revenue Stamp: \$8,400.00

FILE # 1774037



WARRANTY DEED

Prepared by: Richard J. Archie
WHITE & ALLEN, P.A.

Property was not Grantors' primary residence
NO TITLE EXAMINATION WAS PERFORMED BY DRAFTING ATTORNEYS

NORTH CAROLINA

Tax Stamps: \$8,400.00

CARTERET COUNTY

Parcel No.: 634405188860000

THIS DEED, made this 14th day of July, 2022, by THE RIGHT REVEREND ROBERT S. SKIRVING, THE REVEREND RONALD G. ABRAMS, ROBERT K. ADAMS, THE REVEREND ROBERT ALVES, and MARY DUANE HALE, Trustees of the Diocese of East Carolina, whose address is P.O. Box 1336, Kinston, NC 28503, Grantors; to TREEHOUSE PKS LLC, a Delaware limited liability company, whose address is c/o Aaron D. Arnette, 416 Pollock Street, New Bern, NC 28560, Grantee;

WITNESSETH:

Whereas the Trustees of the Diocese of East Carolina are vested with title to the property described herein; and

Whereas, in accordance with the Constitution of the Diocese of East Carolina and the Canons of the Diocese of East Carolina, the Trustees have obtained the written consent of the Standing Committee and the Bishop of the

Diocese of East Carolina for the sale of the property described herein to Grantee upon terms more particularly described in an Offer to Purchase and Contract – Vacant Lot/Land previously executed by Grantors and Grantee; unanimous consent of all the Trustees of the Diocese of East Carolina has been obtained for this conveyance; and the Trustees executing this Warranty Deed as Grantors constitute all the Trustees of the Diocese of East Carolina.

Now therefore, Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have sold, and by these presents, do grant, bargain, sell and convey unto Grantee, its successors and assigns, in fee simple, that parcel of land lying and being in Morehead Township, Carteret 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 Grantee in fee simple.

And Grantors covenant with Grantee that Grantors are seized of said premises in fee, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the claims of all persons whomsoever, subject to valid and enforceable utility easements, rights-of-way and restrictions of record, if any, and a pro rata share of the current year's ad valorem property taxes and such additional exceptions as may be hereinafter stated. Title to the property hereinabove described is subject to the following restrictions:

None.

The designation Grantors 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, Grantors have hereunto set their hands and seals, the day and year first above written.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

Robert S. Skirving (SEAL)
The Right Reverend Robert S. Skirving,
Trustee

NORTH CAROLINA

Lenoir COUNTY

Personally appeared before me this day THE RIGHT REVEREND ROBERT S. SKIRVING, Trustee of the Diocese of East Carolina being personally known to me or identified by satisfactory evidence and acknowledged to me his due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 14 day of July, 2022.

Latonya Smith
_____, Notary Public

My commission expires: 3/25/2023

(Official Seal or Stamp)
LATONYA G. SMITH NOTARY PUBLIC Lenoir County North Carolina My Commission Expires 03/25/2023

Notary seal or stamp must appear within this box.

Ronald G. Abrams (SEAL)
The Reverend Ronald G. Abrams, Trustee

Virginia
NORTH CAROLINA NC

Fairfax COUNTY

Personally appeared before me this day THE REVEREND RONALD G. ABRAMS, Trustee of ^{the} ~~Episcopal~~ Diocese of East Carolina being personally known to me or identified by satisfactory evidence and acknowledged to me his due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 10th day of July, 2022.

Steven Schindelholz
Steven Schindelholz, Notary Public

My commission expires: 08-31-2025

(Official Seal or Stamp)
STEVEN SCHINDELHÖLZ
Notary Public 364902
Commonwealth of Virginia
My Commission Expires 08/31/2025

Notary seal or stamp must appear within this box.

Robert K. Adams (SEAL)
Robert K. Adams, Trustee

NORTH CAROLINA

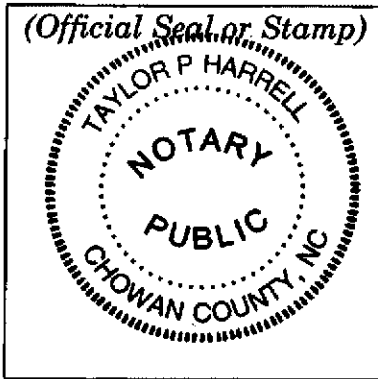
Chowan COUNTY

Personally appeared before me this day ROBERT K. ADAMS, Trustee of the Diocese of East Carolina being personally known to me or identified by satisfactory evidence and acknowledged to me his due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 13th day of July, 2022.

Taylor P. Harrell
Taylor P. Harrell Notary Public

My commission expires: Oct 7 2026



Notary seal or stamp must appear within this box.

PKA

Robert Alves (SEAL)
The Reverend Robert Alves, Trustee

NORTH CAROLINA

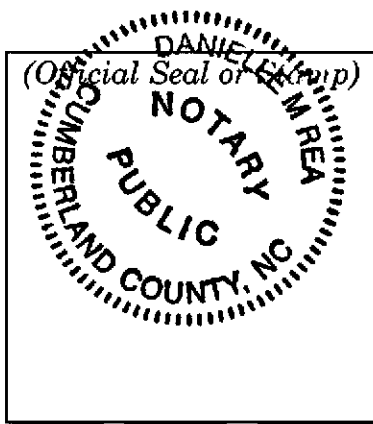
Cumberland COUNTY

Personally appeared before me this day THE REVEREND ROBERT ALVES, Trustee of the Diocese of East Carolina being personally known to me or identified by satisfactory evidence and acknowledged to me his due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 13th day of July, 2022.

Danielle Rea
Danielle Rea, Notary Public

My commission expires: 9-23-23



Notary seal or stamp must appear within this box.

Mary Duane Hale (SEAL)
Mary Duane Hale, Trustee

NORTH CAROLINA

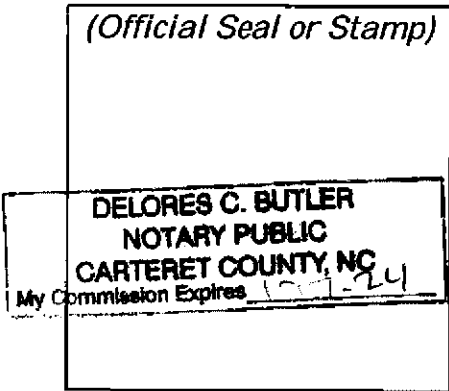
Carteret COUNTY

Personally appeared before me this day MARY DUANE HALE, Trustee of the Diocese of East Carolina being personally known to me or identified by satisfactory evidence and acknowledged to me her due voluntary execution of the foregoing instrument for the terms and purposes therein set forth.

Witness my hand and notarial seal, this 13 day of July, 2022.

Delores C Butler
Delores C Butler Notary Public

My commission expires: 1-17-24



Notary seal or stamp must appear within this box.

EXHIBIT A

TO THAT DEED FROM THE RIGHT REVEREND ROBERT S. SKIRVING, THE REVEREND RONALD G. ABRAMS, ROBERT K. ADAMS, THE REVEREND ROBERT ALVES, AND MARY DUANE HALE, TRUSTEES OF THE DIOCESE OF EAST CAROLINA, GRANTORS; TO TREEHOUSE PKS LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE

BEING all of that parcel containing 4.459 acres to the high water mark and 3.341 acres to the static vegetation line as depicted on that survey map entitled "TRINITY CENTER DIOCESE OF EAST CAROLINA" prepared by Byrd Surveying, P.A. dated 6/28/2021 recorded in Map Book 34, Page 300, Carteret County Registry. Reference is made to said survey map for a more detailed description.

This lot is conveyed subject to that easement recorded in Deed Book 1075, Page 131, Carteret County Registry.

Grantor reserves unto itself a non-exclusive easement of pedestrian access to and from NC 58 to and from the high water mark of the Atlantic Ocean over, across and upon that property identified as "PROPOSED NEW 15' PEDESTRIAN ACCESS EASEMENT" on the above referenced survey map. Said easement is for the benefit of and runs with the property owned by Grantor across Hwy 58 commonly known as Trinity Center and is for the benefit of the public to access the beach between the property described above and the Atlantic Ocean. Grantor reserves the right to assign said easement to the Town of Pine Knoll Shores.

RJA/rja #633
094548-00001