

FILED

BK 2648PG335

PENDER COUNTY NC 04/29/2005  
27 \$46.00

05 APR 29 PM 2:15



Real Estate  
Excise Tax

Joyce M. SWICEGOOD  
REGISTER OF DEEDS  
PENDER COUNTY, NC


DE PIN # 3332-77-8655-000 & others  
DATE 4/29/05 INT *grw*

Recorded and Verified  
Joyce M. Swicegood  
Register of Deeds  
Pender County, NC *JS*

*Rev. \$46.00*

**WARRANTY DEED**

WE PREPARED THIS DOCUMENT FOR THE BENEFIT OF THE GRANTEE, SEA FARMS, LLC. WE MAKE NO REPRESENTATION FOR BENEFIT OF THE GRANTOR.

Prepared by  MURCHISON, TAYLOR & GIBSON, PLLC  
16 North Fifth Avenue, Wilmington, NC 28401

STATE OF NORTH CAROLINA

COUNTY OF PENDER

TAX PARCEL: \_\_\_\_\_

THIS DEED, made this 29<sup>th</sup> day of April, 2005, by and between, HERBERT MARCUS MURRAY, (Unmarried) (herein, whether one or more, called GRANTOR), and SEA FARMS, LLC, a North Carolina limited liability company, with a mailing address of 16 North Fifth Avenue, Wilmington, NC 28401 (herein, whether one or more, called GRANTEE).

**WITNESSETH:**

The GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to him in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto GRANTEE, its successors and assigns forever, all that certain real property located in Pender County, North Carolina, described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above granted and described property, together with all and singular, the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto the said GRANTEE, its successors and assigns, in fee simple, forever.

AND THE GRANTOR, for himself and his heirs, successors and assigns, does covenant to and with the said GRANTEE, its successors and assigns, that he is seized in fee of the above granted and described property; that he has good right to sell and convey the same in fee simple; that the same is free and clear from any and all restrictions, easements or encumbrances, subject only to ad valorem taxes for 2005 and covenants, easements and restrictions of record; and that he and his heirs, successors and assigns shall warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set his hand as of the day and year first above written.

Herbert Marcus Murray  
HERBERT MARCUS MURRAY

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I, Pamela F. Mason, a Notary Public in and for the State and County aforesaid, do certify that HERBERT MARCUS MURRAY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 29<sup>th</sup> day of April, 2005.

Pamela F. Mason  
Notary Public

My Commission Expires:  
10-26-06



**NORTH CAROLINA - PENDER COUNTY:** The foregoing (or annexed) certificate of Pamela F. Mason is certified to be correct. This 29 day of April, A.D. 2005  
**JOYCE M. SWICEGOOD - Pender County Register of Deeds**  
By: Amy Johnson Deputy/Assistant  
Register of Deeds

EXHIBIT ATRACT ONE:

BEING all of Tract C as shown on map entitled "Croom's Bridge Estate" said map being recorded in Map Book 22 at Page 127 of the Pender County Registry, reference to said map is hereby made for a more particular description.

TRACT TWO:

Tract D

Located in Union Township, Pender County, North Carolina adjacent to and South of the old graded Centerline of Secondary Road No. 1318 and adjacent to and North of the Northeast Cape Fear River and being more fully described as follows, to wit:

BEGINNING at an existing subsurface iron stake in the old graded centerline of Secondary Road No. 1318, said iron stake being the Northwestern corner of Tract "C" of Croom's Bridge Estates as shown on a map of same duly recorded in Map Book 22 at Page 127 of the Pender County Registry; and running thence, from the Beginning, so located,

(1) with the Western line of said Tract "C" South 5 degrees 36 minutes 27 seconds West 203.40 feet (passing over an existing in line iron stake at 54.90 feet) to an iron stake on the high water line of the Northeast Cape Fear River; thence,

(2) down the high water line of said river as it meanders Westwardly South 76 degrees 39 minutes 55 seconds West 110.62 feet to an existing iron pipe in line; thence.

(3) North 8 degrees 50 minutes 27 seconds West 301.48 feet (passing over International Paper Company's existing iron pipe in line at 146.92 feet and an existing iron pipe in line at 235.00 feet) to an existing subsurface iron stake in the old graded centerline of Secondary Road No. 1318 that marks the Southwestern corner of Lot 1 of Catfish Bend East as shown on a map of same duly recorded in Map Book 23 at Page 47 of the Pender County Registry; thence,

(4) with the old graded centerline of said road South 68 degrees 04 minutes 45 seconds East 187.40 feet to the Beginning, containing 0.676 acres, more or less, after the exclusion of that portion of Secondary Road No. 1318 (60 foot wide Right-of-Way) contained within the above described boundaries.

As a reference to the above described tract see Deed Book 221 at Page 635, Map Book 22 at Page 127 and Map Book 23 at Page 47 of the Pender County Registry.

TRACT THREE:

BEING all of that real property described as Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 as shown on a map entitled "Catfish Bend East," as recorded in Map Book 23 at Page 47 of the Pender County Registry, reference to said map is hereby made for a more particular description.

TRACT FOUR:

BEING all of that real property described as Lots 1, 2, 3, 4, 5 and 6 as shown on a map entitled "Lots Landing West," as recorded in Map Book 23 at Page 45 of the Pender County Registry, reference to said map is hereby made for a more particular description.

TRACT FIVE:

BEING all of that real property described as Lots 4, 5, 6, 7, 8, 9, 10 and 11 as shown on a map entitled "Catfish Bend West," as recorded in Map Book 23 at Page 46 of the Pender County Registry, reference to said map is hereby made for a more particular description.