

Stamps:
328.00

THIS PRESENTED
TO TAX OFFICE
DATE: 17 August 1984
CRAWFORD COLLINS
4224
Pg 427

For Declaration of Covenants refer to Bk 1245 Pg 427

Mail

PREPARED BY: G. BENJAMIN EUBANKS, 315 Cedar Street, Beaufort, N.C.

For Amendment to Covenants refer to Bk 1344 Pg 363
" " " " 1429 " 439

NORTH CAROLINA

ONSWLOW COUNTY

THIS DEED, Made this 17th day of August, 1984, by ONSLOW INVESTORS,
a North Carolina general partnership, hereinafter called "GRANTOR", to
VANCE PROPERTIES, INC., a corporation, organized and existing under
the laws of the State of North Carolina, hereinafter called "GRANTEE", whose
mailing address is:

WITNESSETH:

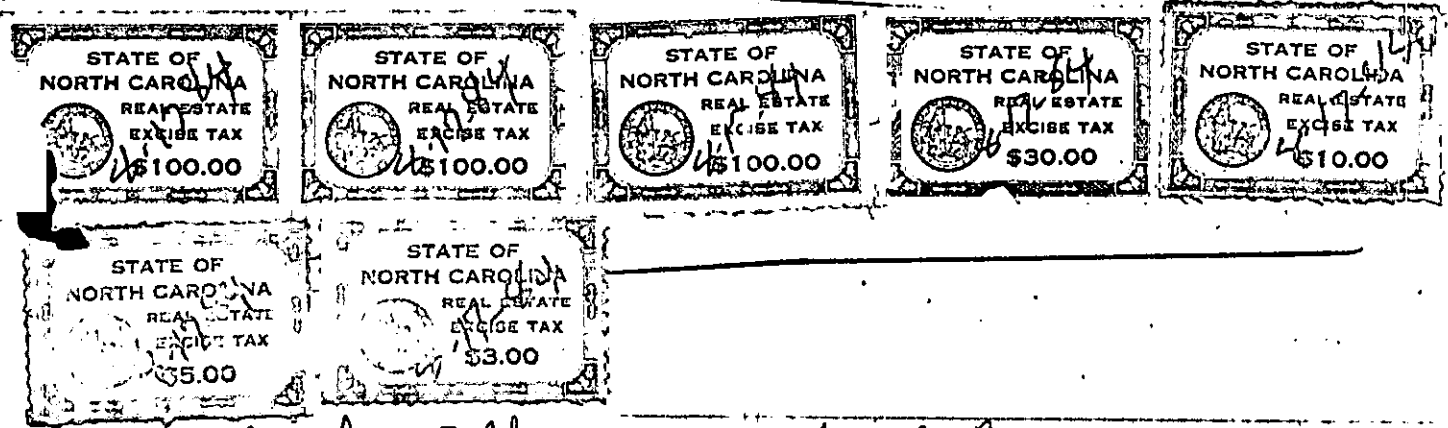
That said Grantor, for and in consideration of the sum of One Thousand
and No/100 Dollars (\$1,000.00) to it paid by the said Grantee and the receipt
of which is hereby acknowledged and other good and valuable considerations
paid to it by said Grantee, has bargained and sold and by these presents does
hereby bargain, sell and convey unto the said Grantee, its successors and
assigns, subject to any taxes, liens or encumbrances or other matters herein-
after specifically mentioned, if any, all of the following described tract
of land which is located on the west side of Queen's Creek and on the south
side by a branch and the lands now or formerly belonging to Kater Bell on the
west by the center line of what is known as the Old Bell Road and the property
is of Phillips' Heirs, the Sanders lands and others in Onslow County, North

Carolina: For Agreement refer to Bk 1355 Pg 367
3-10-97

All that parcel of land situated on Queen's Creek and
containing 580 acres, more or less, and which is
particularly described on a sheet designated "Exhibit
A" which is hereto attached and made a part of this
instrument and is by reference incorporated herein for
a particular description of said lands herein conveyed.

STAMPS:

\$348.00



For Declaration of Chain refer to Bk 1413 Pg 696 11-26-97

Book 706 Page 363

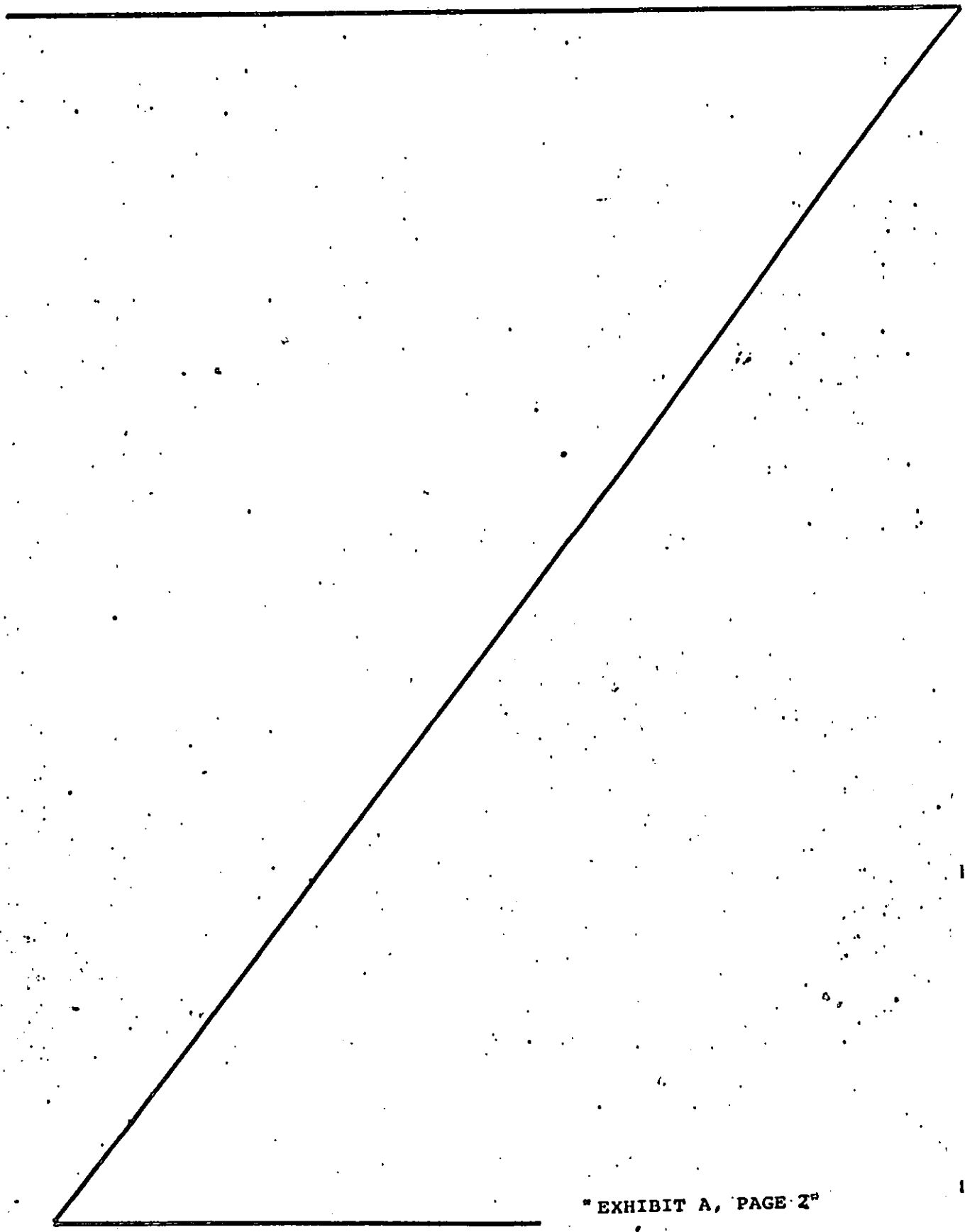
SECOND TRACT (AREA NO. II) - ONSLOW COUNTY, NORTH CAROLINA

BOOK 706 PAGE 363

All that tract of land situated in Swansboro Township, Onslow County, North Carolina, bounded on the west by the Old Bell Road, the Sanders land and others, and on the north by Queen's Creek, and on the south and east by the Phillips Heirs and others, and more particularly described as follows:

BEGINNING at a point which forms the intersection of the centerline of the Old Bell Road with the centerline of the Bunksneck Road. Running thence from said point of beginning and along the centerline of the said Old Bell Road the following courses and distances: North 10° 05' East 462 feet, North 19° 50' East 148 feet, North 39° 35' East 280.5 feet, North 28° 35' East 297 feet, North 30° 05' East 231 feet, North 18° 50' East 396 feet, North 19° 50' East 198 feet, North 8° 35' East 264 feet, North 14° 05' East 330 feet, North 26° 35' East 198 feet, and North 40° 40' East 191.6 feet; running thence North 17° 35' East 593.2 feet to the head of a small branch; running thence down said branch the following courses and distances: North 19° 30' West 123.7 feet, North 40° 05' West 107.4 feet, North 22° 10' West 110 feet, North 80° 40' West 56 feet, North 20° 45' West 58 feet and North 44° 50' East 109 feet to Queen's Creek; thence along and with the shore line of Queen's Creek the following courses and distances: South 77° 20' East 139 feet, North 84° 40' East 94.2 feet, South 43° 30' East 78.9 feet, South 73° 40' East 68.6 feet, North 90° East 175.5 feet, South 60° 35' East 968.3 feet, South 6° 10' East 200 feet, South 4° 05' West 380 feet, South 27° 15' East 556.2 feet, South 4° 10' West 422 feet; South 9° 25' West 25 feet, South 3° 55' West 199.5 feet, South 47° 50' East 170 feet, South 45° 10' East 200 feet, South 32° 33' East 106.7 feet, South 33° 25' East 200 feet, South 58° 40' East 96.7 feet, South 46° 27' East 89 feet, South 63° 48' East 256.6 feet, South 79° 55' East 170 feet, South 78° 35' East 100 feet, South 64° 25' East 113.7 feet, South 84° East 115.7 feet, South 69° 37' East 200 feet, South 59° 55' East 500 feet and South 27° 50' East 600 feet; running thence South 69° 20' West 1772.5 feet to the Old Black Jack Corner; running thence South 10° 20' West 3579.6 feet to the center of Jump and Run Branch; running thence along and with the center of the run of said branch the following courses and distances: South 48° 30' West 126.4 feet, South 2° West 160.7 feet, South 26° 40' East 111.5 feet, South 21° 30' East 115.6 feet, South 57° 50' West 557.5 feet, North 87° 20' West 343.7 feet, South 81° 15' West 151.8 feet, South 3° 30' East 237.7 feet, South 22° East 288.2 feet and South 7° 30' East 237.4 feet to a marked long leaf pine; running thence South 81° 45' West 1518 feet; running thence North 14° 05' East 2098.1 feet; running thence North 58° 35' West 1567.5 feet to a corner in a pond; running thence North 24° 35' East 1452 feet; running thence North 4° 20' East 1617 feet; running thence North 8° 10' East 462 feet to the point of the beginning, containing 580 acres, more or less, according to an actual survey of said lands by L. T. Mercer, Registered Surveyor, and from which survey he has prepared a map entitled "Map of Tract No. 25, Property of Orin Weeks and C. E. Weeks Located in Swansboro Twp. Onslow Co., N.C." and which has been recorded in Map Book 7 at Page 17 in the office of the Register of Deeds of Onslow County, and which is by reference incorporated herein for a further delineation of the metes, lines and boundaries of said tract.

Said tract is also shown on a map prepared by L. T. Mercer, Surveyor, entitled "Area II, Map of Tract No. 25, Property of Mower Lumber Company", which is recorded in Map Book 11 at Page 52 in the office of the Register of Deeds of Onslow County and is also by reference incorporated herein for a further delineation of the metes, lines and boundaries of said tract.



"EXHIBIT A, PAGE 2"

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Said tract is conveyed subject to the following described rights of way, easements, and other matters particularly mentioned as follows:

- (1) Any and all easements granted to Tidewater Power Company or Carolina Power & Light Company specifically including the following: those recorded in Book 176, at Page 146, and Book 598, at Page 727, Onslow County Registry, and also Book 347, Page 17.
- (2) Any and all easements granted to Carolina Telephone and Telegraph Company specifically including the following: those recorded in Book 178, at Page 362, and Book 89, at Page 436, Onslow County Registry.
- (3) Any and all easements granted to Jones-Onslow Electric Membership Corporation specifically including the following: those recorded in Book 234, Page 58, Book 232, Page 384, and Book 234, Page 178, Onslow County Registry, and also Book 234, Page 14, and Book 396, Page 145.
- (4) The declaration of dedication of a right of way and easement by C. E. Weeks and others recorded in Book 350, at Page 455, Onslow County Registry. Said easement is 30 feet in width and the centerline thereof is the line shown on the map referred to in the description above designated "Exhibit A" commencing at the Blackjack corner and extending South 10 degrees 20 minutes West to the Burns Road.
- (5) All rights of way and easements vested in North Carolina Department of Transportation (formerly North Carolina State Highway Commission) in and to any of the public roads abutting or extending through the above described lands which constitute a part of the North Carolina Highway System, including the one recorded in Book 397, Page 54, Onslow County Registry.
- (6) Rights of way to any roads, streets, highways, canals and ditches affecting the above described tract of land, including the Phillips Road and the Bunks Neck Road.
- (7) All areas shown as marsh lands on the maps above referred to, title to which might be claimed by the State of North Carolina or the United States of America.

- (8) Any and all riparian rights as to which no covenants or warranties shall extend or cover.
- (9) Grantor does not guarantee the exact amount of acreage contained in the above described tract of land and the covenants and warranties herein contained do not extend to the exact acreage of said tract or to any state of facts that would be disclosed by an accurate survey and inspection of said tract of land.
- (10) The covenants and warranties herein contained do not extend to the access easement described in an instrument recorded in Book 440, at Page 41, Onslow County Registry.
- (11) Any and all taxes which are a lien against the above described property in favor of Onslow County or any other municipal corporation.
- (12) None of the covenants or warranties herein contained shall apply to any portion of said property within the bounds of burial grounds and any rights of ingress and egress thereto which may affect said parcel.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for those exceptions, if any, stated herein. 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 text.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ONSLow INVESTORS, A NORTH CAROLINA PARTNERSHIP

Joe C. Beam

JOE C. BEAM, General Partner

William E. Hales

WILLIAM E. HALES, General Partner

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

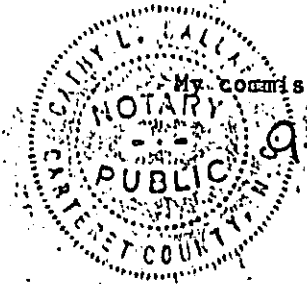
I, the undersigned, a Notary Public, do hereby certify that Joe C. Beam and William E. Hales, the two (2) general partners of ONSLOW INVESTORS, a North Carolina General Partnership each personally appeared before me this day and acknowledged the due execution of the

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of the foregoing instrument.

Witness my hand and notarial seal, this the 17 day of August, 1984.

Cathy L. Ballard
Notary Public



My commission expires:

9-19-86

NORTH CAROLINA, ONSLOW COUNTY

The foregoing certificate(s) of Cathy L. Ballard

Notary(ies) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office in

Book 706 Page 362 This 17 day of AUGUST

19 84 A.D. at 4:49 o'clock P M.

Michael M. Ransom

Register of Deeds, Onslow County

By _____

Register of Deeds