

STATE OF NORTH CAROLINA,  
COUNTY OF BEAUFORT.

207

THIS DEED, Made and executed this 1st day of May, 1970, by Edward E. Craft and wife, Lulladean J. Craft, of Washington County, North Carolina, parties of the first part, to Henry Gray Spencer and wife, Lena B. Spencer, of Washington County, North Carolina, parties of the second part;

W I T N E S S E T H :

THAT THE SAID parties of the first part, in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other valuable considerations, to them in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents, do bargain, grant, sell and convey unto the said parties of the second part, their heirs and assigns, subject to and together with the privileges and restrictions hereinafter set forth, that certain lot or parcel of land lying and being in Bath Township, Beaufort County, North Carolina, and more particularly described as follows:

Begin at an iron marker a common corner between Weyerhaeuser Company, W. E. Miller and Ada W. Schram and run thence along Weyerhaeuser Company's line South 4 degrees East 649 feet to a 1½-inch pipe, a permanent corner of the Edward E. and Lulladean J. Craft land; thence continuing from said permanent corner South 4 degrees East 235 feet along Weyerhaeuser Company's line; thence leaving Weyerhaeuser Company's line and running North 86 degrees East 100 feet to an iron pipe; thence running South 4 degrees East 15 feet to an iron pipe; thence running South 58 degrees 15 minutes East 18.5 feet to an iron pipe the point of beginning of the land herein conveyed and running



thence from said point of beginning and along the eastern edge of the right of way of a 15-foot road North 2 degrees 30 minutes West 74 feet to an iron pipe; thence North 8 degrees East 46 feet to an iron pipe located in the edge of a canal; thence running along the edge of said canal South 71 degrees East 103 feet to an iron pipe and South 53 degrees 30 minutes East 80 feet to an iron pipe; thence leaving said canal and running South 31 degrees 45 minutes West 119 feet to an iron pipe located in the Northernmost edge of the right of way of a 15-foot road; thence running along said right of way North 58 degrees 15 minutes West 100 feet to the point of beginning, containing .37 acres, more or less, and being Lot No. 1 on the map hereinafter referred to.

The foregoing described lot or parcel of land is a portion of the tract of land described in a deed from Ada W. Schram to Edward E. Craft and wife, dated September 19, 1966, and of record in Book 603, Page 470, of the Office of the Register of Deeds of Beaufort County, North Carolina.

The foregoing described lot or parcel of land is conveyed subject to and together with the following privileges and restrictions:

1. There shall be no hunting on the foregoing described lot or parcel of land or on the surrounding property of the parties of the first part.

2. Said premises shall not be used for any commercial activity of any kind or character nor shall said premises be used for the keeping of team, livestock or fowl or the penning up of dogs. That no building shall be erected on said premises for any commercial activity or the keeping of team, livestock or fowl, and no surface or outside toilet or privy shall be erected or maintained on said premises.

3. That no trash, garbage or other debris of any kind shall be thrown in the canals located on or about said premises, nor shall any such trash, garbage or other debris of any kind be deposited on the surface of the ground or be allowed to remain thereon.

4. That said parties of the second part, their heirs, successors and assigns shall help the parties of the first part and all adjoining lot owners with the maintenance of the roads and canals provided for the benefit of said second parties and adjoining lot owners by the parties of the first part.

5. That no noxious or offensive trade or activity shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. There is also conveyed by this instrument unto the parties of the second part, their heirs, successors and assigns, in common with other surrounding lot owners, the right and privilege to use the following areas as shown on that certain map made a part hereof by reference and identified by the legend: "Sportman's Hide-Away Pungo River Beaufort County Scale 1" = 100' Surveyed by Edward Craft 11/69," (a) fish pond; (b) boat basin and canal; (c) recreation area; (d) recreation area; (e) lake and ramp; and (f) boat basin.

That the granting of the foregoing privileges shall in no way permit the parties of the second part, their heirs, successors or assigns to obstruct the usage of said common areas by the surrounding lot owners.

7. There is also conveyed by this instrument unto the parties of the second part, their heirs, successors and assigns, in common with other surrounding lot owners, the right to use the road leading from Schrams Beach Road to the foregoing described premises as a means of ingress, egress and regress to and from the lot herein conveyed, and to use such other roads on the premises of the parties of the first part as are

now or hereafter dedicated by the parties of the first part to the use of the surrounding lot owners.

That said privileges and restrictions shall run with the land and shall be for the benefit of and shall be binding on all owners, their heirs, successors and assigns.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land together with all rights, privileges and appurtenances thereunto belonging to the said parties of the second part, their heirs, successors and assigns, to their only use and behoof forever, subject to and together with the foregoing privileges and restrictions.

And the said parties of the first part, for themselves, their heirs, executors and administrators, covenant to and with the said parties of the second part, their heirs, successors and assigns, that they are seized of said premises in fee and have a lawful right to convey the same in fee simple; that the same are free and clear from all encumbrances and that they do hereby warrant and will forever defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Edward E. Craft (SEAL)  
Edward E. Craft

Lulladean J. Craft (SEAL)  
Lulladean J. Craft