

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

THIS DEED, Made and executed this 21st day of March, 1986, by and between Weyerhaeuser 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, to O. L. Humphries and J. M. Stallings, Jr., parties 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 parties 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 parties of the second part, their heirs and assigns, subject to the mineral reservation and encumbrances as hereinafter set out, that certain tract or parcel of land lying and being in Craven County, State of North Carolina, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO 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:

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

*See BK 1 pg 107 for reservation of minerals 4-7-87
Theresa Shipp Reg J Records*

100.00

"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 and for 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) This property is conveyed subject to the rights of others in and to the Neuse River and Great Marsh Branch.
- (3) The property heretofore described is conveyed subject to all rights of way, easements, pole line permits, governmental regulations, and agreements of record, and like items, and subject also to those governmental regulations, restrictions, rights of way and easements, if any, constituting constructive notice.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all the rights, privileges and appurtenances thereunto belonging unto them, the said parties of the second part, their heirs and assigns, to their only use and behoof forever, subject to the mineral reservation and encumbrance as set out hereinabove.

And the said party of the first part, for itself, its successors and assigns, covenants to and with the said parties of the second part, their heirs and assigns, that it is seized of said premises in fee and

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has a lawful right to convey the same in fee simple; that the same is free and clear from all encumbrances, except 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 Company has caused this instrument to be signed in its name by its Vice President, attested by its Assistant Secretary, with its corporate seal hereunto affixed, all by authority of its Board of Directors duly given, this the day and year first above written.

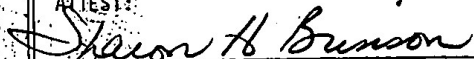
WEYERHAEUSER COMPANY

By:


Vice President

(CORPORATE SEAL)

ATTEST:


Assistant Secretary

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

BEGINNING at the mouth of Great Marsh Branch on the South shore of Neuse River and running up the run of said branch 85.00 chains, more or less, to a concrete marker; thence North 56 degrees 15 minutes East 52.04 chains to a concrete marker on the shore of Neuse River; thence down Neuse River Eastwardly 33.00 chains, more or less, to the Beginning containing 85 acres, more or less, and being Tract No. 54, as shown on the map of the lands of John L. Roper Lumber Company, and being the same land that was surveyed and plotted by D. J. Brinkley, July, 1941, map of which is by reference made a part hereof, and is identified by the following lended: "Map of North Carolina Pulp Company, J. L. Roper Lbr. Co. Tract No. 54, Ts. No. 5 - Craven Co., N.C."

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

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

This is to certify that before me personally came J. C. Jessup, Jr, Vice President with whom I am personally acquainted, who, being by me duly sworn, says that Sharon Brinson is the Assistant Secretary of Weyerhaeuser Company, the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by the said Vice President, and that said Vice President and Assistant Secretary subscribed their names thereto, and said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my hand and official seal, this 19 day of February, 1986.

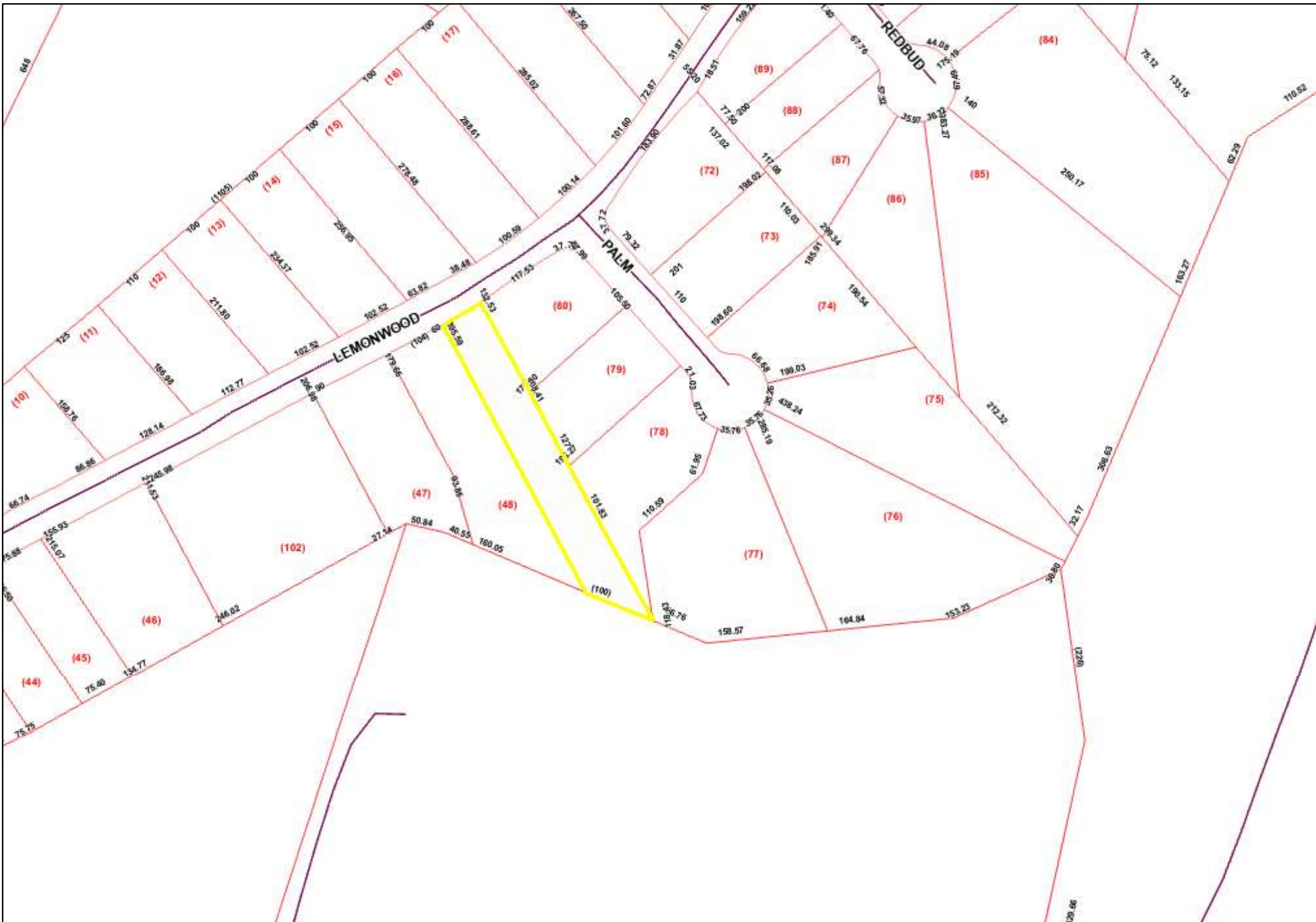
George McCandless
Notary Public



My Commission Expires:
1-7-90

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

State of North Carolina, Craven County
The foregoing certificate of George McCandless
is hereby 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 1110 Page 578
This 19 day of February, 1986, at 3:45 o'clock PM
Sharon Brinson
Register of Deeds Assistant Deputy Register of Deeds



Craven County GIS Utility Easement - NPE, Palm Circle

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on March 4, 2026 at 3:56:40 PM

1 inch = 162 feet

