

NORTH CAROLINA

WARRANTY DEED

CRAVEN COUNTY

Parcel #: 8 212-5 012
Stamps: \$420.00

THIS DEED, made and entered into this the 16th day of April, 2008, by and between RYLAND E. MATTHEWS, JR. and wife, SANDRA SMITH MATTHEWS, hereinafter referred to as Grantors and CHARLES DUDLEY TRIPP and wife, MARY WHITE TRIPP, whose address is 122 Innisbrook Court New Bern, N.C. 28562, hereinafter referred to as Grantees;

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees, their heirs and assigns, in fee simple, all that certain lot or parcel of land situated in Number Eight (8) Township, Craven County, North Carolina and more particularly described as follows:

See attached Exhibit "A", legal description.

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

Prepared by:
✓ HENDERSON, BAXTER, TAYLOR & GATCHEL, P.A.
PO DRAWER U, NEW BERN, NC 28563

Not

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whatsoever.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing after their signatures hereinbelow this the day and year first above written.

 4-16-08 (SEAL)
RYLAND E. MATTHEWS, JR.
 (SEAL)
SANDRA SMITH MATTHEWS

NORTH CAROLINA

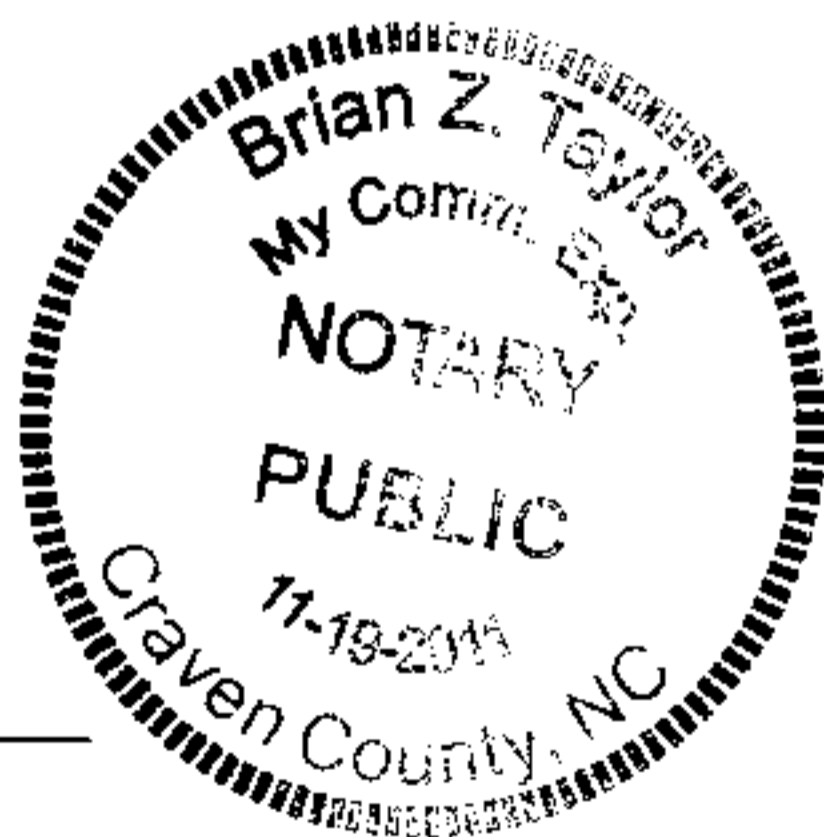
CRAVEN COUNTY

I, BRIAN Z. TAYLOR, a Notary Public of the County and State aforesaid, certify that RYLAND E. MATTHEWS, JR. and wife, SANDRA SMITH MATTHEWS, personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal, this the 16th day of April, 2008.

My Commission Expires:

11-19-2011



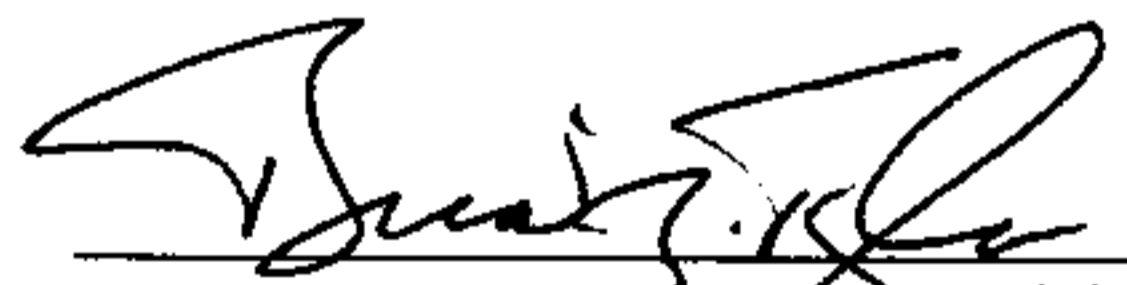

Notary Public



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BK 2714 PG 882



Exhibit "A"

All that certain lot or parcel of land lying and being situate in the City of New Bern, Number Eight (8) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of **Lot No. Twelve (12)** as the same is shown on that map of record in the Office of the Register of Deeds of Craven County in **Plat Cabinet F, Slide 126 G-H, and Plat Cabinet F, Slide 127-A**. The map herein referred to was prepared by Robert M. Chiles, Registered Land Surveyor, dated September 5, 1991, and identified by the following legend: **Innisbrook Court at Greenbrier a Weyerhaeuser Real Estate Company Planned Unit Development**. Further reference is made to said map for a more complete and accurate description of this property.

The property heretofore described is conveyed subject to those Restrictive Covenants of record in Book 1302, Page 1010 and Book 1329, Page 769, in the Craven County Registry.

This being the same property conveyed to Grantor herein by Deed recorded in Book 2474, Page 610, Craven County Registry.