

**NORTH CAROLINA SPECIAL WARRANTY DEED**

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

Excise Tax: \$6,300.00

---

Parcel Identifier No. Part of 8-209-24005

---

Mail/Box to: Christopher A. Crowson, Esq., Bagwell Holt Smith, P.A., 111 Cloister Court, Suite 200, Chapel Hill, NC 27514

This instrument was prepared by: Clifford P. Parson, an attorney licensed in the State of North Carolina

Brief description for the Index: 63 Lots, Phase I, Section 1, West New Bern

---

THIS DEED made this 17th day of June, 2021, by and between

---

| GRANTOR:  | GRANTEE:   |
|---|--|
| <b>WEYERHAEUSER NR COMPANY,</b><br>a Washington corporation<br><br>220 Occidental Avenue South<br>Seattle, WA 98104 | <b>D.R. HORTON, INC.,</b><br>a Delaware corporation<br><br>2000 Aerial Center Parkway, Ste. 110<br>Morrisville, NC 27560 |

---

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 context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, subject to the reservations, covenants and exceptions to title described herein, all that certain lot or parcel of land situated in the City of New Bern, No. 8 Township, Craven County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO

The Property hereinabove described was acquired by Weyerhaeuser Real Estate Development Company by instrument recorded in Book 2687, Page 346 in the office of the Register of Deeds of Craven County. Weyerhaeuser NR Company, a Washington corporation, is successor by merger to Weyerhaeuser Real Estate Development Company (see Articles of Merger recorded in Book 3329, Page 575 in the office of the Register of Deeds of Craven County).

WNR/DRHORTON/T0210225144/tt

Submitted electronically by "Bagwell Holt Smith P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Craven County Register of Deeds.

SAVING, EXCEPTING AND RESERVING UNTO Grantor and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons; including, without limitation, coal seam gas in or upon the Property; provided, however, Grantor, its successors and assigns shall not have the right to access, occupy or use the surface of the Property or the upper one hundred (100) feet of the subsurface of the Property for any purpose including but not limited to mining, drilling, operating, exploring, removing or extracting such substances. Grantor, its successors and assigns, shall be permitted to have and retain the right to otherwise extract such minerals using other methods that do not affect the surface of the Property.

A map showing the Property is recorded in Plat Cabinet I, Slide 190-G in the office of the Register of Deeds of Craven County.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions listed on Exhibit B attached hereto.

*[Remainder of page left intentionally blank; signature page follows.]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of the day and year first above written.

GRANTOR:

WEYERHAEUSER NR COMPANY,  
a Washington corporation

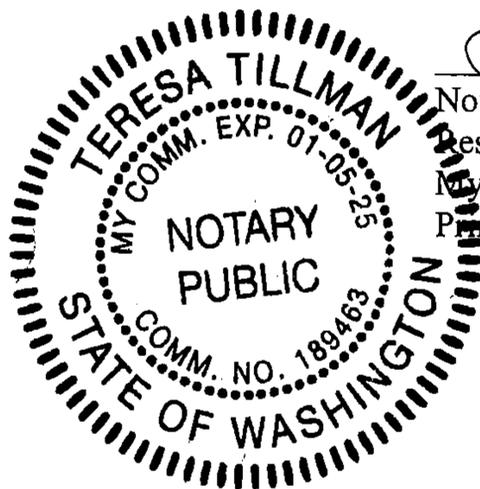


By: *Diane M. Meyers*  
Name: Diane M. Meyers  
Title: Vice President

THE STATE OF WASHINGTON       §  
COUNTY OF KING               §

On this 15<sup>th</sup> day of June, 2021, I certify that I know or have satisfactory evidence that Diane M. Meyers is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Weyerhaeuser NR Company, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Teresa Tillman*  
Notary Public in and for the State of Washington  
residing in King County  
My Commission Expires: January 5, 2025  
Printed Name: Teresa Tillman

[NOTARY SEAL]

EXHIBIT A  
The Property

Lying and being in the City of New Bern, No. 8 Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lots 1 through 63, inclusive, as depicted on that plat of survey entitled "SUBDIVISION PLAT FOR WEST NEW BERN – PHASE I – SECTION 1 LOTS 1-63" and recorded in Plat Cabinet I, Slide 190-G in the office of the Register of Deeds of Craven County.

EXHIBIT B  
Permitted Exceptions

1. Liens for ad valorem taxes, assessments and other governmental charges which are not yet due and payable as of the date hereof;
2. All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Property;
3. Any rights of the United States of America, the State of North Carolina, or others, in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes;
4. Title to that portion of the Property, if any, lying below the mean high water mark of abutting tidal waters;
5. All easements, rights-of-way, licenses and other encumbrances and title matters affecting the Property;
6. Prior reservations or conveyances of mineral rights or mineral leases of every kind and character;
7. Development Agreement between Grantor and the City of New Bern recorded in Book 3555, Page 1411, Craven County Registry;
8. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Cabinet I Slide 146-G, Plat Cabinet I Slides 17-A and 17-B, Plat Cabinet H Slide 102-G, Plat Cabinet H Slide 102-B through 102-F, and Plat Cabinet I, Slide 190-G, Craven County Registry;
9. Declaration of Covenants, Conditions, Easements, and Restrictions for West New Bern of record at Book 3625, Page 1110, and Supplemental Declaration of Covenants, Conditions, Easements, and Restrictions for West New Bern (Phase 1, Section 1) of record at Book 3675 Page 125, Craven County Registry;
10. Declaration of Covenants, Conditions, Easements, and Restrictions for West New Bern Residential of record at Book 3675, Page 1256, and Supplemental Declaration of Covenants, Conditions, Easements, and Restrictions for West New Bern Residential (Phase 1, Section 1) of record at Book 3675, Page 1309, Craven County Registry;
11. An Ordinance Annexing to the City of New Bern Property of Weyerhaeuser NR Company of record at Book 3583, Page 1638 and Book 3151 Page 772, Craven County Registry;
12. Deed of Easement to the City of New Bern of record at Book 2646 Page 392, Craven County Registry, as modified by the Partial Release of Easement of record at Book 3618, Page 126, Craven County Registry; and