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Craven NC - Document Stamp
Becky Thompson, Register of Deeds
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No: 2004-00111207
Book **2233** Page **142**
Fee Amt : 35.00
Excise Tax: .00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel # (see legal description)

Excise Tax \$ -0-

Prepared by: *The Harris Law Firm, PLLC*
PO Box 712, Morehead City, NC 28557
NO TITLE SEARCH OR CLOSING PERFORMED BY THIS FIRM

This DEED made this the 7th day of September, 2004, by and between **WILLIAM A. DEAN, III and wife, LUCY E. DEAN and RICHARD F. KENNEY, unmarried**, hereinafter "Grantor" and **DEAN, DEAN & KENNEY, LLC**, whose address is PO Box 24, Marshallberg, NC 28553, hereinafter "Grantee". 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, all that certain lot or parcel of land situated in Township Number Six, Craven County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

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, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove is subject to the following exceptions:

1. Restrictive Covenants of record.
2. Public utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

William A. Dean III (SEAL)
WILLIAM A. DEAN, III

Lucy E. Dean (SEAL)
LUCY E. DEAN

Richard F. Kenney (SEAL)
RICHARD F. KENNEY

STATE OF CALIFORNIA
COUNTY OF _____

I, _____, a Notary Public of the aforesaid County and State, do hereby certify that **WILLIAM A. DEAN, III** personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the ____ day of September, 2004.

NOTARY PUBLIC

My Commission Expires: _____

SEE ATTACHED
CALIFORNIA ALL PURPOSE
ACKNOWLEDGEMENT

Stephen A. Ben...

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, Denise Lewis, a Notary Public of the aforesaid County and State, do hereby certify that **LUCY E. DEAN** personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 7th day of September, 2004.

Denise Lewis

NOTARY PUBLIC

My Commission Expires: October 30, 2005



STATE OF CALIFORNIA
COUNTY OF _____

I, _____, a Notary Public of the aforesaid County and State, do hereby certify that **RICHARD F. KENNEY** personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the ____ day of September, 2004.

NOTARY PUBLIC

My Commission Expires: _____

SEE ATTACHED
CALIFORNIA ALL PURPOSE
ACKNOWLEDGEMENT

Stephen B...

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of SAN DIEGO } SS.

On 11 SEP 2004 before me, Stephen I. Bierman, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared WILLIAM A. DEAN III AND RICHARD F. KENNEY
Name(s) of Signer(s)



personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Stephen I. Bierman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NORTH CAROLINA GENERAL WARRANTY DEED

Document Date: 7 SEP 2004 Number of Pages: 7

Signer(s) Other Than Named Above: LUCY E. DEAN

Capacity(ies) Claimed by Signer

Signer's Name: WILLIAM A. DEAN III AND RICHARD F. KENNEY

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: THEMSELVES

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



State of North Carolina, Craven County
The foregoing certificate(s) of STEPHEN I. BIERMAN
is/are certified to be correct. This instrument was presented for
recording this day and hour and duly recorded in the office of the
Register of Deeds of Craven County, NC, Book 2233 Page 145
on the 11 day of SEP A.D. 2004 at 9:45 o'clock AM
THOMAS W. WOOD
Register of Deeds

EXHIBIT A

PARCEL ONE

All that certain tract or parcel of land lying and being situate in Number Six Township, Craven County, North Carolina, and being more particularly described as follows:

BEING all of Lot No. 21B in Hunters Landing at Smallwoods. Said property is a portion of Lot No. 21 in Smallwoods Subdivision, a map of which is recorded in Plat Cabinet C, Slide 220 in the office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of said property. Said property is more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike in the Eastern line of Witten Circle which said point of beginning lies 1154.88 feet long the Eastern, Western and Southern rights of way of Witten Circle from the point of intersection of the Southern right of way line of Witten Circle and the Western right of way line of Kim Avenue; thence from this point of beginning so located, N 51-33-17 E 75.93 feet to a point, thence N 64-08-47 E 118.91 feet to an existing iron rod in the Western right of way line of McCotter Boulevard; thence with the Western right of way line of McCotter Boulevard S 00-26-28 E 23.92 feet to an existing iron rod; thence S 64-08-47 W 105.65 feet to a point; thence S 58-14-51 W 76.01 feet to a railroad spike in the Eastern right of way line of Witten Circle; thence with said Eastern right of way along a curve with an arc measuring 13 feet to the point and place of beginning, which lies N 32-26-47 W 12.95 feet from the proceeding point, in accordance with the plat and survey by James C. Simmons, RLS dated March 20, 1992.

This conveyance is made subject to restrictive and protective covenants recorded in Book 1111, Page 971; Book 1103, Page 28; Book 1108, Page 309; and Book 1108, Page 298, Craven County Registry.

This being the same property conveyed to Grantor in that deed recorded in Deed Book 1654, Page 987, Craven County Registry.

Parcel No. 6-220-M-021

PARCEL TWO

All that certain tract or parcel of land lying and being situate in Number Six Township, Craven County, North Carolina, and being more particularly described as follows:

BEING all of Lot No. 19B in Hunters Landing at Smallwoods. Said property is a portion of Lot No. 19 in Smallwoods Subdivision, a map of which is recorded in Plat Cabinet C, Slide 220 in the office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of said property. Said property is more particularly described by metes and bounds as follows:

BEGINNING at a point located in the eastern right of way line of Witten Circle, said point of beginning being located North 00-26-28 West 36.30 feet from the southwestern corner of Lot No. 19 as shown on the plat of Smallwoods. Thence from said point of beginning so located North 89-35-50 East 150 feet to a point in the eastern line of Lot No. 19 as shown on the plat of Smallwoods; thence along and with the eastern line of Lot No. 19 North 00-26-28 West 21.60 feet to a point; thence South 89-35-50 West 150 feet to a point in the eastern right of way line of Witten Circle; thence along and with the eastern right of way line of Witten Circle South 00-26-28 East 21.60 feet to the point or place of beginning.

This conveyance is subject to those certain restrictions and protective covenants recorded in the Craven County Registry.

This being the same property conveyed to Grantor in that Deed recorded in Deed Book 1558, Page 808, Craven County Registry.

Parcel No. 6-220-M-070

PARCEL THREE

All that certain tract or parcel of land lying and being situate in Township Number Six, Craven County, North Carolina, and being more particularly described as follows:

Being Lot No. 19A of Hunters Landing at Smallwoods, said property being a portion of Lot No. 19 of Smallwoods as shown on the plat recorded in Plat Cabinet C, Slide 220 in the Craven County Registry. BEGINNING at a point located in the eastern right of way line of Witten Circle, said point of beginning being in the southwestern corner of Lot No. 19 as shown on the plat of Smallwoods. THENCE FROM SAID POINT OF BEGINNING SO LOCATED North 89-33-32 East 150 feet to the southeastern corner of Lot No. 19 as shown on the plat of Smallwoods; thence along and with the eastern boundary line of Lot No. 19 North 00-26-28 West 36.20 feet to a point; thence South 89-35-50 West 150 feet to a point in the eastern right of way line of Witten Circle; thence along and with the eastern right of way line of Witten Circle South 00-26-28 East 36.30 feet to the point or place of beginning.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 1008, Page 309, Book 1103, Page 28, Book 1108, Page 298 and Book 1111, Page 971, all in the Craven County Registry.

Parcel No. 6-220-M-069

PARCEL FOUR

All that certain tract or parcel of land lying and being situate in Township Number Six, Craven County, North Carolina, and being more particularly described as follows:

Being Lot No. 19C of Hunters Landing at Smallwoods, said property being a portion of Lot No. 19 of Smallwoods as shown on the plat recorded in Plat Cabinet C, Slide 220 in the Craven County Registry. BEGINNING at a point located in the eastern right of way line of Witten Circle, said point of beginning being in the northwestern corner of Lot No. 19 as shown on the plat of Smallwoods recorded in Plat Cabinet C, Slide 220. THENCE FROM SAID POINT OF BEGINNING SO LOCATED along and with the northern boundary line of Lot No. 19 North 89-33-32 East 150 feet to the eastern boundary line of Lot No. 19; thence South 00-26-28 East 37.20 feet to a point; thence South 89-35-50 West 150 feet to a point in the eastern right of way line of Witten Circle; thence along and with the eastern right of way line of Witten Circle North 00-26-28 West 37.10 feet to the point or place of beginning.

This conveyance is made subject to those certain restrictive and protective covenants recorded in Book 1008, Page 309, Book 1103, Page 28, Book 1108, Page 298 and Book 1111, Page 971, all in the Craven County Registry.

This being the same property conveyed to Grantor in that deed recorded in Deed Book 1566, Page 175, Craven County Registry.

Parcel No. 6-220-M-019