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FILED
JUDY J. TART
REGISTER OF DEEDS

04 MAR -2 PM 3:40

PITT COUNTY, NC

PITT COUNTY NC 03/02/2004
$230.00

STATE OF NORTH CAROLINA Real Estate Excise Tax

$230.00

NORTH CAROLINA

PITT COUNTY

Pn.9863 Prepared by James A. Nelson, Jr.
Mail: Grantee
1430 E. Arlington Blvd.
Greenville, NC 27858

This DEED, made this 19th day of February, 2004, by and between Joyce J. Hardy, unmarried, Catherine H. Modlin and husband, Edward L. Modlin, and Angela J. Hardy, unmarried, hereinafter called "GRANTORS"; and THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, hereinafter called "GRANTEE";

W I T N E S S E T H:

THAT GRANTORS, in consideration of Ten Dollars and other good and valuable consideration to GRANTORS in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby bargain, sell, grant, and convey, to GRANTEE, its successors and assigns, in fee simple, all that tract or parcel of land lying and being in Pitt County, North Carolina, and more particularly described as follows:

Described on the attached Exhibit "A", incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid tract or parcel and all privileges and appurtenances thereto belonging to GRANTEE, its successors and assigns, to its only use and behoof, in fee simple forever.

And the GRANTORS, for theirselves, their heirs, executors and administrators, covenant with the GRANTEE, that the 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, and that GRANTORS do hereby warrant and will forever defend the title to the same against the claims of all persons whomsoever except for

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the exceptions hereinafter stated.

1. Ad valorem taxes and assessments, to be prorated at closing.

2. General utility easements of record.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN TESTIMONY WHEREOF, GRANTORS have adopted the word "SEAL" as their seal and have hereunto set their hands and seals, this the day and year first above written.

Joyce J. Hardy (SEAL)
Joyce J. Hardy

Catherine H. Modlin (SEAL)
Catherine H. Modlin

Edward L. Modlin (SEAL)
Edward L. Modlin

Angela J. Hardy (SEAL)
Angela J. Hardy

NORTH CAROLINA
Beaufort ~~PITT~~ COUNTY

I, Velvet C. Avery, a Notary Public in and for the aforesaid County and State, do hereby certify that Joyce J. Hardy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 19th day of February, 2004.

Velvet C Avery
Notary Public

My Commission Expires: 6-7-2005 Notary Seal

VELVET C. AVERY NOTARY PUBLIC BEAUFORT COUNTY, N.C.

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DEED - PAGE THREE

NORTH CAROLINA
~~PITT~~ Beaufort COUNTY

I, Velvet C. Avery, a Notary Public in and for the aforesaid County and State, do hereby certify that Catherine H. Modlin and Edward L. Modlin, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 19th day of February, 2004.

Velvet C. Avery
Notary Public

My Commission Expires: 6-7-2005 Notary Seal

VELVET C. AVERY NOTARY PUBLIC BEAUFORT COUNTY, N. C.

NORTH CAROLINA
~~PITT~~ Beaufort COUNTY

I, Velvet C. Avery, a Notary Public in and for the aforesaid County and State, do hereby certify that Angela J. Hardy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 19th day of February, 2004.

Velvet C. Avery
Notary Public

My Commission Expires: 6-7-2005 Notary Seal

VELVET C. AVERY NOTARY PUBLIC BEAUFORT COUNTY, N. C.

NORTH CAROLINA: Pitt County
The foregoing certificate(s) of Velvet C Avery

Notary(ies) Public is (are) certified to be correct. Filed for registration at 3:40 o'clock P M. this 2 day of March 20 04.

JUDY J. TART, Register of Deeds

By _____ Assistant/Deputy Register of Deeds

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EXHIBIT "A"

Beginning at a point in the center of the Old Grimesland-Washington road; said point of beginning being located the following courses and distances from the beginning point of Tract No. 2 as above-described: S. 89-40 W. 1015.5 feet; thence S. 78 W. 141 feet to said point of beginning; thence leaving said road and running N. 31 W. 163 feet; S. 81-45 W. 273 feet; S. 37-30 E. 235 feet to a point in center of aforesaid old road; thence with center thereof N. 66-20 E. 220 feet to the beginning, containing 1 acre, and being Tract No. 3 of the property of Mrs. Thelma P. Rouse (same person as Thelma Proctor Edwards Rouse) as shown by map of Joe M. Dresbach, April 1957, recorded in Map Book 8, page 9, Pitt County Registry.

Beginning at a point in the center of the Old Grimesland-Washington road, said point of beginning being located S. 66-20 W. 245 feet from the beginning point of Tract No. 3, above described, thence leaving said road and running N. 37-30 W. 235 feet; N. 81-45 E. 6 feet; N. 37-30 W. 728 feet; S. 85-30 W. 140.5 feet; S. 8-30 E. 57.3 feet; S. 70-45 W. 124 feet; S. 63 feet; S. 18-30 E. 349.5 feet; S. 57 W. 70 feet; S. 88 W. 136 feet; S. 65 W. 107.5 feet; S. 66 feet; S. 41 W. 67 feet; S. 88-30 W. 373 feet; S. 6-30 E. 107.5 feet; S. 33 W. 349.5 feet; S. 46-30 E. 400 feet to point in center of Old Grimesland-Washington road; thence therewith N. 66-20 E. 1455 feet to the beginning, containing 22.8 acres and being Tract No. 4 of the property of Mrs. Thelma P. Rouse (same person as Thelma Proctor Edwards Rouse) as shown on map of Joe M. Dresbach, April 1957, recorded in Map Book 8, page 9, Pitt County Registry.

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