Return to:
Ward and Smith, P.A.
P. O. Box 867
New Bern, NC 28563

07/26/1999
$1,101.00 9

STATE OF NORTH CAROLINA Real Estate Excise Tax

Prepared by:

Jeffrey P. Keeter
BLOCK, CROUCH, KEETER & HUFFMAN, L.L.P.
Post Office Box 4
Wilmington, North Carolina 28402

PREPARER RENDERS NO OPINION AS TO THE STATUS OF TITLE OF THE SUBJECT PROPERTY

TAX PARCEL NO.: 01000029

Brunswick County--Register of Deeds
Robert J. Robinson
Inst #20380 Book 1318 Page 1424
07/26/1999 02:06pm Rec# 20179

STATE OF NORTH CAROLINA

COUNTY OF ~~NEW HANOVER~~ BRUNSWICK

**WARRANTY DEED**

THIS DEED, made this 16th day of July, 1999, by and between **CAROLINE H. NEAL and husband, CHARLES R. NEAL,** of New Hanover County, North Carolina, GRANTORS, and **ECOSYSTEMS LAND MITIGATION BANK CORPORATION,** a Florida Corporation whose address is Thomas Development, Inc., Attention: Mr. Joseph E. Thomas, Post Office Box 14165, 1315 South Glenburnie Road, New Bern, North Carolina 28561, GRANTEES;

W I T N E S S E T H:

THAT the said GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations to her in hand paid by GRANTEES, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto the said GRANTEES, their heirs and assigns, the following described property lying and being in the County of ~~New Hanover~~ Brunswick, and State of North Carolina, and more particularly described as follows:

See attached Exhibit "A."

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging or in anywise appertaining unto the said GRANTEES, their heirs and assigns, in fee simple.

AND the said GRANTOR, for herself, her successors and assigns, does covenant to and with the said GRANTEES, their heirs and assigns, that she is seized in fee of said premises and that she has good right to sell and convey the same; that the title is marketable and free and clear from any and all encumbrances; 1999 ad valorem taxes; and that she will, and her successors and assigns shall, WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.

RET Ward & Smith Paula
TOTAL 16.00 REV 1101.00 TC#
REC# 50 CK AMT 1117.00 CK# 9964
CASH REF BY CB

| TB | AUX | CON | GR | PCL | SFX | BY |
|---|---|---|---|---|---|---|
| 1 | 0 | 0100 | 0 | 029 | 0200 | SMT |

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set her hand and seal, all on the day and year first above written.

Inst # 20380 Book 1318Page: 1425

Caroline H Neal (SEAL)
CAROLINE H. NEAL

Charles R Neal (SEAL)
CHARLES R. NEAL

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that CAROLINE H. NEAL AND CHARLES R. NEAL personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial stamp or seal, this 16th day of July, 1999.

Jeffrey Perry Keeter
Notary Public

My Commission Expires:

5/14/02

JEFFREY PERRY KEETER NOTARY PUBLIC NEW HANOVER COUNTY, N.C.

**STATE OF NORTH CAROLINA**
**COUNTY OF BRUNSWICK**

The Foregoing (or annexed) Certificate(s) of JEFFREY PERRY KEETER

Notary(ies) Public is (are) Certified to be Correct.
This Instrument was filed for Registration on this 20th Day of July, 1999
in the Book and Page shown on the First Page hereof.

Robert J. Robinson
**ROBERT J. ROBINSON, Register of Deeds**

_____, REGISTER OF DEEDS

BY: _____
DEPUTY/ASST. REGISTER OF DEEDS

UNCERTIFIED

EXHIBIT "A"

COMMENCING at Monument "Guard" (GPS 1983 Coordinate: N= 185,951.475 and E= 2,284,853.825); thence North 65 degrees 49 minutes 38 seconds West 25,734.36 feet to Monument "Mapping" (GPS 1983 Coordinate: N= 196,078.055 and E= 2,261,195.636); thence North 67 degrees 40 minutes 02 seconds East 21,247.56 feet to a new re-bar "A", the Point of Beginning, and being the southeastern corner of the Carolina Herring Neal tract and also being the northeastern corner of the Stanley E. McKoy tract.

FROM SAID BEGINNING POINT thus located runs along the northern lines of Stanley E. McKoy, Olivia Everett Dowe Dennis Jenkins and Maintenance Incorporated the following eleven (11) courses and distances:

(1) North 30 degrees 09 minutes 05 seconds West 387.83 feet to an existing re-bar;
(2) North 29 degrees 08 minutes 00 seconds West 136.51 feet to an existing re-bar;
(3) North 42 degrees 12 minutes 01 second East 117.59 feet to a new re-bar;
(4) North 46 degrees 23 minutes 39 seconds West 252.70 feet to a new re-bar;
(5) South 48 degrees 54 minutes 21 seconds West 75.50 feet to a new re-bar;
(6) North 51 degrees 36 minutes 39 seconds West 258.81 feet to an existing re-bar;
(7) North 53 degrees 06 minutes 28 seconds West 905.51 feet to an existing re-bar;
(8) North 30 degrees 51 minutes 02 seconds West 286.85 feet to an existing iron pipe;
(9) North 30 degrees 39 minutes 11 seconds West 494.73 feet to an existing iron pipe;
(10) North 87 degree 33 minutes 21 seconds West 219.88 feet to an existing iron pipe; and
(11) South 39 degrees 39 minutes 59 seconds West 263.65 feet to an existing re-bar at the northeastern corner of Lot 9, Section 1 of Eagle's Roost Subdivision as shown on a map filed in Map Cabinet 17 at Page 388 in the office of the Register of Deeds for Brunswick County, North Carolina; and runs thence along the northern lines of Eagle's Roost Subdivision the following sixteen (16) courses and distances:

(1) North 60 degrees 18 minutes 06 seconds West 260.31 feet to an existing re-bar;
(2) North 86 degrees 53 minutes 06 seconds West 200.94 feet to an existing re-bar;
(3) North 08 degrees 39 minutes 16 seconds East 29.64 feet to a point;
(4) A curve to the right: Radius=280.00 feet, Length=72.62 feet, tangent=36.51 feet, chord=72.42 feet, bearing North 16 degrees 05 minutes 04 seconds East, Delta=14-51-36;
(5) North 66 degrees 29 minutes 08 seconds West 60.00 feet to a new re-bar;
(6) A curve to the left: Radius=363.76 feet, Length=22.06 feet, Tangent=11.04 feet, Chord=22.06 feet, bearing South 21 degrees 41 minutes 18 seconds West, Delta=03-28-31;
(7) North 86 degrees 53 minutes 20 seconds West 207.46 feet to an existing re-bar;
(8) North 08 degrees 40 minutes 19 seconds East 930.77 feet to an existing re-bar;
(9) South 74 degrees 24 minutes 11 seconds West 219.56 feet to a new re-bar;
(10) South 08 degrees 39 minutes 30 seconds West 801.73 feet to an existing re-bar;
(11) A curve to the left: Radius=50.11 feet, Length=88.56 feet, Tangent=61.08 feet, Chord=77.40 feet, bearing North 42 degrees 02 minutes 39 seconds West, Delta=101-16-07;
(12) North 08 degrees 39 minutes 19 seconds East 725.54 feet to a new re-bar;
(13) South 74 degrees 24 minutes 25 seconds West 739.47 feet to an



RECORD OF POOR QUALITY DUE TO CONDITION OF ORIGINAL DOCUMENT

existing re-bar;
(14) North 07 degrees 56 minutes 37 seconds East 666.26 feet to an existing re-bar;
(15) North 09 degrees 15 minutes 01 second East 337.68 feet to an existing re-bar;
(16) North 69 degrees 48 minutes 30 seconds West 266.88 feet to an existing re-bar at the southeastern corner of Tract "C", the Hooper heirs and Eldridge Fergus (Map Cabinet 17 at Page 453); and runs thence along the easter lines of Tract "C" the following eighteen (18) courses and distances:

(1) North 15 degrees 57 minutes 57 seconds West 526.50 feet to a new re-bar;
(2) North 20 degrees 47 minutes 15 seconds East 872.19 feet to an existing stone;
(3) North 07 degrees 47 minutes 16 seconds East 741.40 feet to an existing stone;
(4) South 73 degrees 15 minutes 02 seconds East 208.50 feet to an existing stone;
(5) North 70 degrees 42 minutes 50 seconds East 497.65 feet to an existing stone;
(6) South 34 degrees 52 minutes 01 second West 455.69 feet to a new re-bar in a stone pile;
(7) South 35 degrees 54 minutes 23 seconds East 509.03 feet to an existing stone;
(8) North 57 degrees 44 minutes 47 seconds East 596.15 feet to an existing re-bar;
(9) North 04 degrees 32 minutes 14 seconds West 178.66 feet to an existing stone;
(10) North 68 degrees 24 minutes 53 seconds East 135.50 feet to an existing stone;
(11) North 25 degrees 25 minutes 43 seconds East 190.74 feet to an existing stone;
(12) North 54 degrees 05 minutes 03 seconds East 182.56 feet to an existing iron pipe;
(13) North 25 degrees 54 minutes 02 seconds East 183.92 feet to an existing stone;
(14) North 42 degrees 13 minutes 13 seconds West 116.29 feet to an existing stone;
(15) North 50 degrees 27 minutes 39 seconds East 319.54 feet to an existing re-bar and stone;
(16) North 59 degrees 02 minutes 42 seconds East 254.17 feet to an existing stone;
(17) North 39 degrees 06 minutes 42 seconds East 278.86 feet to an existing stone;
(18) North 56 degrees 04 minutes 10 seconds East 481.22 feet to an existing iron pipe in the southern right of way line of Tract "D", the Hooper heirs and Eldridge Fergus (Map Cabinet 17, Page 453); runs thence along the southern lines of Tract "D" the following three (3) courses and distances:

(1) South 55 degrees 15 minutes 08 seconds East 246.10 feet to an existing iron pipe;
(2) South 06 degrees 44 minutes 25 seconds West 124.48 feet to an existing stone; and
(3) South 87 degrees 55 minutes 20 seconds East 211.70 feet to an existing re-bar in the western line of H O. Peterson, Jr. et al (Map Cabinet T, Page 127); runs thence along the western line of the Peterson Tract South 00 degrees 00 minutes 27 seconds West 790.92 feet to an existing stone marking the northwestern corner of the Peterson Tract; and runs thence with the western and southern lines of Tract "B" the following two courses and distances:

(2) South 00 degrees 00 minutes 27 seconds West 575.79 feet to a new re-bar marking the southwestern corner of Tract "B"; and
(2) South 48 degrees 10 minutes 12 seconds East 2,960.13 feet to a new re-bar in the western line of the DuPont tract (Deed Book 186, Pages 491 through 499); and runs thence along the western line of DuPont one course: South 25 degrees 13 minutes 00 second West 3,860.51 feet to a new re-bar at the point of beginning.

The above tract contains 458.55 acres according to an actual



RECORD OF POOR QUALITY DUE TO CONDITION OF ORIGINAL DOCUMENT

survey of same by Thomas W. Morgan, R.L.S., dated November 20, 1998, and in part of that tract conveyed to Oleander Development Company by deed filed in Deed Book 828 at Page 292 in the Brunswick County Registry.

TOGETHER WITH AND SUBJECT TO that certain 75 foot easement along the eastern line of the Stanley E. McKoy tract providing access to State Road 1428 granted to Oleander Development Company by deed filed in Deed Book 1089 at Page 764 in the Brunswick County Registry.

TOGETHER WITH AND SUBJECT TO that certain 75 foot easement along the eastern line of the tract above described granted to The Lower Cape Fear Water and Sewer Authority by deed filed in Deed Book 821 at Page 377 in the Brunswick County Registry.

TOGETHER with all access easements.

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