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FILED Joyce H. Pearson
Register of Deeds Orange COUNTY,NC
BY:
Deputy Linda C. Perkins

68-28.48

FILED
APR 15 2004
SECRETARY OF STATE

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Orange County NC 12/18/2003
State of North Carolina
Real Estate Excise Tax
Excise Tax: $3021.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $3,021.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: 9884-07-5341
9874-86-4363

Mail/Box to: Grantee

This instrument was prepared by: Joseph W. Marion, Attorey-at-Law

Brief description for the Index: _____

THIS DEED made this 16 day of December, 2003, by and between

GRANTOR	GRANTEE
The Association for the Preservation of the Eno River Valley, Inc. (a North Carolina non-profit corporation)	The State of North Carolina --- c/o State Property Office 1321 Mail Service Center Raleigh, North Carolina 27699-1321

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 the City of _____, _____ Township, Orange County, North Carolina and more particularly described as follows:

See the attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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www.JamesWilliams.com

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Association for the Preservation of the Eno River Valley, Inc.
(Entity Name)

By: [signature]
Title: President

By: ATTESTED: [signature]
Title: Secretary

By: _____
Title: _____

_____ (SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

THE ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC. SEAL

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, Ann Efird, a Notary Public for the County and State aforesaid, certify that Nancy Gustaveson, personally came before me this day and acknowledged that s he is _____ Secretary of THE ASSOCIATION FOR THE PRESERVATION OF THE ENO RIVER VALLEY, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by her as its _____ Secretary.

Witness my hand and official stamp or seal, this 16 day of December, 2003.

My Commission Expires: 12/3/2005

[signature]
Notary Public

(Notary Seal)

ANN EFIRD NOTARY PUBLIC ORANGE COUNTY N.C.

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

_____.

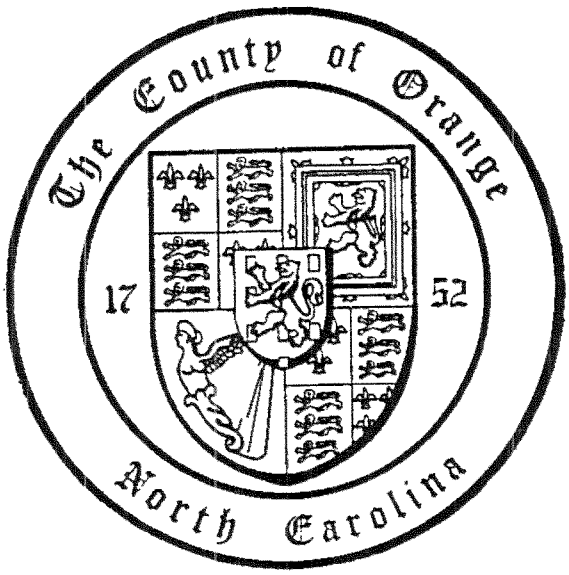
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds



Joyce H. Pearson
Register of Deeds
Orange County
North Carolina

State of North Carolina, County of Orange

The foregoing certificate(s) of ANN EFIRD, NOTARY PUBLIC for the Designated Governmental units is/are certified to be correct. See filing certificate herein.

This day December 18, 2003.

Joyce H. Pearson, Register of Deeds

BY: Linda C Berg

Deputy / ~~Assistant~~ Register of Deeds

Yellow probate sheet is a vital part of your recorded document. Please retain with original document and submit for recording.

EXHIBIT A

Tract 1 (Bunting Tract)

Property located on the northeastern side of US Hwy 70 and also having frontage on the west side of Lawrence Road (state road 1561), and bounded on the north and west by the center of the Eno River, BEING all of Tract 1, containing 132.20 acres, as shown on a plat and survey thereof entitled "Boundary Survey for: The Association for the Preservation of the Eno River Valley, Inc.", drawn by S.D. Puckett & Assoc., Inc., dated July 16, 2003, and recorded in plat book 92, page 148, Orange County Registry on July 31, 2003.

Tract No. 500080

Tract 2

Property located on the southwestern side of US Hwy 70 and on the south side of Riverside Drive (state road 1706), and bounded on the south by the center of the Eno River, BEING all of Tract 2, containing 2.250 acres, as shown on a plat and survey thereof entitled "Boundary Survey for: The Association for the Preservation of the Eno River Valley, Inc.", drawn by S.D. Puckett & Assoc., Inc., dated July 16, 2003, and recorded in plat book 92, page 148, Orange County Registry on July 31, 2003. The above described property is the same as Lots Nos. 59, 60, 61, 62, 63, 64, and 65, Block "B", "MOUNTAIN VIEW ESTATES", according to survey and Plat of E. L. Culberth, Consulting Engineer, dated November 23, 1955, and recorded in Plat Book 7, Page 71.

Tract No. 401826

The State of North Carolina has received payment from the Ecosystem Enhancement Program for acquisition of the property in consideration of which the State of North Carolina has agreed to the establishment of a perpetual riparian buffer extending 300' (Three Hundred Feet) from the top of the bank of the Eno River. This 300' will be forever conserved and managed in a manner that will protect the quality of the waters of Eno River and otherwise promote the public purposes authorized under the provisions of N.C. Gen. Stat. § 143-214.8 et seq. This paragraph creates neither rights nor responsibilities on the part of the Grantor, its heirs and assigns.