Doc ID: 000219220005 Type: CRP
Recorded: 11/09/2005 at 11:44:26 AM
Fee Amt: $103.00 Page 1 of 5
Excise Tax: $77.00
Pitt County, NC
Judy J. Tart Register of Deeds
BK 2019 PG 585-589

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $77.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: P.O. Box 21847, Greensboro NC 27420
This instrument was prepared by: William P. Aycock II, Attorney
Brief description for the Index: _____

THIS DEED made this 9th day of November, 2005, by and between

GRANTOR	GRANTEE
FRANCES C. THOMAS (Widow)	RESTORATION SYSTEMS, LLC, a North Carolina limited liability company 1101 Haynes Street, Suite 107 Raleigh, North Carolina 27605

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 _____, Belvoir Township, Pitt County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book Y46 page 312 and by instrument recorded in Book Z38, Page 164, Pitt County Registry.
A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

Unofficial Copy

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: Restrictions, rights-of-way and easements of record, if any; and to ad valorem taxes for the current year.

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

USE BLACK INK ONLY

_____ (Entity Name) — * Frances C. Thomas (SEAL) Frances C. Thomas

By: _____ Title: _____ _____ (SEAL)

By: _____ Title: _____ _____ (SEAL)

By: _____ Title: _____ _____ (SEAL)

USE BLACK INK ONLY

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Frances C. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9th day of December, 2005

My Commission Expires: 10-11-08 — Bickie D. Patten, Notary Public

---

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____ Notary Public

USE BLACK INK ONLY

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

* James Williams & Co., Inc.
www.JamesWilliams.com

EXHIBIT "A"

BEGINNING at an existing iron pin in the northwest line of Pitt County (see Deed Book 1172, Page 153), which iron pin is located the following two calls from NCGS Marker "PAM" (N=725,122.805'; E=2,435,359.516'): North 51° 57' 26" East 23,433.272 feet to an existing iron pipe (NC Grid Coordinate: N=739,563.5790'; E=2,453,814.3875'); and North 49° 37' 47" East 51.81 feet to the point and place of Beginning; thence North 43° 53' 53" West 448.59 feet to an iron pipe set; thence North 61° 35' 36" West 145.66 feet to an iron pipe set; thence South 82° 42' 59" West 104.66 feet to an iron pipe set; thence North 64° 00' 37" West 594.05 feet to an iron pipe set; thence North 25° 47' 06" East 111.30 feet to an iron pipe set; thence South 65° 58' 15" East 560.94 feet to an iron pipe set; thence North 84° 06' 56" East 116.87 feet to an iron pipe set; thence South 63° 32' 22" East 68.35 feet to an iron pipe set; thence North 26° 43' 37" East 300.32 feet to an iron pipe set; thence North 65° 13' 29" West 381.69 feet to an iron pipe set; thence North 19° 27' 52" East 179.63 feet to an iron pipe set (**Point "A"**) on the southern margin of a new 30' easement for ingress, egress, regress and general utility purposes more particularly hereinafter described; thence continuing North 19° 27' 52" East 30.71 feet to an iron pipe set; thence continuing North 19° 27' 52" East 332.74 feet to an iron pipe set; thence South 72° 27' 39" East 120.89 feet to an iron pipe set; thence South 19° 03' 42" West 363.82 feet to an iron pipe set in the northern margin of the new 30' easement referred to above; thence continuing South 19° 03' 42" West 30.76 feet to an iron pipe set; thence continuing South 19° 03' 42" West 45.21 feet to an iron pipe set; thence South 66° 53' 23" East 79.75 feet to an iron pipe set; thence South 24° 54' 22" East 83.91 feet to an iron pipe set; thence South 67° 19' 10" East 150.79 feet to an iron pipe set (**Point "B"**) in the southern margin of another new 30' foot easement for ingress, egress, regress and general utility purposes more particularly hereinafter described; thence North 32° 44' 23" East 30.00 feet to the northern margin of said new 30' easement; thence North 32° 44' 23" East 96.97 feet to an iron pipe set; thence North 58° 27' 39" East 125.58 feet to an iron pipe set; thence North 87° 01' 08" East 150.93 feet to an iron pipe set; thence North 06° 16' 03" East 448.32 feet to an iron pipe set; thence North 87° 15' 14" East 72.63 feet to an iron pipe set; thence North 41° 25' 59" East 284.64 feet to an iron pipe set; thence North 04° 26' 36" West 178.43 feet to an iron pipe set; thence North 14° 01' 23" West 31.04 feet to an iron pipe set; thence North 75° 58' 37" East 60.00 feet to an iron pipe set; thence South 14° 01' 23" East 52.76 feet to an iron pipe set; thence South 04° 16' 42" East 186.09 feet to a 3" O.D. pump pipe set; thence South 40° 27' 40" West 307.38 feet to a 3" O.D. pump pipe set; thence South 06° 41' 47" West 575.46 feet to an iron pipe set; thence North 63° 02' 42" West 67.27 feet to an iron pipe set; thence South 88° 18' 45" West 168.14 feet to an iron pipe set; thence South 47° 21' 43" West 118.50 feet to an iron pipe set in the northern margin of the second 30' easement referred to above; thence South 47° 21' 43" West 32.60 feet to an iron pipe set in the southern margin of said easement; thence South 47° 21' 43" West 20.25 feet to an iron pipe set; thence South 26° 23' 26" West 363.84 feet to an iron pipe set; thence South 40° 31' 24" East 348.12 feet to an iron pipe set; thence South 55° 35' 11" East 128.64 feet to an iron pipe set; thence South 49° 37' 47" West 131.14 feet to the point and place of Beginning, and containing 10.19± acres, including the two new 30' easements for ingress, egress, regress and general utility purposes and as shown more particularly on a map of survey entitled "Subdivision of Land (for

the purpose of stream wetland and/or buffer mitigation) for Restoration Systems, LLC, Conetoe Creek Buffer Site, dated August 15, 2005 (Drawing No.: RSS555MR05) by K2 Design Group.

The above-described property is also conveyed TOGETHER WITH the following two access easements:

ACCESS EASEMENT #1: A non-exclusive easement for ingress, egress and regress along the soil path known as Clearview Lane (see Deed Book 1172, Page 153), which easement runs from the northwestern right-of-way of Penny Hill Road (NCSR 1409) to the northern boundary of the property belonging, now or formerly, to Pitt County (see Deed Book 1172, Page 153), the centerline of such Access Easement #1 is more particularly described as follows: BEGINNING at a magnetic nail set in the center line of Penny Hill Road (60-foot right-of-way), which iron pin is located the following eleven (11) calls from a magnetic nail set at the center line of the intersection of NCSR 1411 (Conetoe Road) and NCSR 1409 (Penny Hill Road): South 80° 06' 12" West 60.25 feet to an iron pipe set; South 53° 56' 45" West 50.00 feet to an iron pipe set; South 42° 01' 49" West 99.92 feet to an iron pipe set; South 40° 42' 50" West 100.00 feet to an iron pipe set; South 42° 08' 05" West 99.92 feet to an iron pipe set; South 46° 14' 08" West 100.11 feet to an iron pipe set; South 51° 51' 36" West 100.00 feet to an iron pipe set; South 58° 07' 07" West 99.96 feet to an iron pipe set; South 64° 19' 59" West 99.93 feet to an iron pipe set; South 68° 22' 30" West 100.01 feet to an iron pipe set; South 68° 53' 11" West 100.07 feet to the point and place of BEGINNING; thence from said beginning point, North 33° 53' 53" West 243.70 feet to an iron pipe set in the northwest property line of Pitt County **(Point "C")** (see Deed Book 1172, Page 153).

ACCESS EASEMENT #2: A new 30' non-exclusive easement for ingress, egress, regress and general utility purposes across the Grantor's property, beginning at the northern property line of Pitt County and running 15 feet each side of the centerline of the soil path, which easement is more particularly described as follows: BEGINNING at Point C described in Access Easement #1 above; thence South 53° 23' 32" West 15.00 feet to an iron pipe set; thence North 35° 36' 45" West 130.83 feet to an iron pipe set; thence North 46° 24' 30" West 39.84 feet to an iron pipe set; thence North 57° 53' 08" West 63.82 feet to an iron pipe set; thence North 65° 41' 24" West 434.00 feet to an iron pipe set; thence North 47° 21' 43" East 32.60 feet to an iron pipe set; thence South 65° 41' 24" East 423.28 feet to an iron pipe set; thence South 57° 53' 08" East 68.88 feet to an iron pipe set; thence South 46° 24' 30" East 45.69 feet to an iron pipe set; thence South 35° 36' 45" East 133.14 feet to an iron pipe set; thence South 53° 23' 32" West 15.00 feet to the point and place of Beginning, and containing 0.46± acres.

PROVIDED, HOWEVER, the above-described property is conveyed subject to the following two (2) non-exclusive easements for ingress, egress, regress and general utility purposes which are reserved unto the Grantor herein for the benefit of Grantor's remaining land as follows:

RESERVED EASEMENT #1: BEGINNING at Point "A" as defined above and running thence North 19° 27' 52" East 30.71 feet to an iron pipe set; thence South 58° 11' 08" East 126.30 feet to an iron pipe set; thence South 19° 03' 42" West 30.76 feet to an iron pipe set; thence North 58° 11' 08" West 126.52 feet to the point and place of Beginning, and being a new 30' non-

exclusive easement for ingress, egress, regress & general utility purposes, containing 0.09± acres;

RESERVED EASEMENT #2: BEGINNING at Point "B" as more particularly described above; thence from said beginning point, North 32° 44' 23" East 30.00 feet to an iron pipe set; thence South 57° 22' 10" East 67.57 feet to an iron pipe set; thence South 65° 41' 24" East 49.28 feet to an iron pipe set; thence South 47° 21' 43" West 32.60 feet TO AN IRON PIPE SET; THENCE North 65° 41' 24" West 38.69 feet to an iron pipe set; thence North 57° 22' 10" West 69.81 feet to the point and place of Beginning, and being a new 30' non-exclusive easement for ingress, egress, regress and general utility purposes, containing 0.08± acres.

Unofficial

166421_1.DOC