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12- 6-2004 AM 11:24:20
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

CUMBERLAND COUNTY NC 12/06/2004
13
$675.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

Excise Tax $ 675

Recording Time, Book and Page

PROJECT: 6.429004T ROUTE: NC 87 PARCEL NUMBER: R-2562 WM 101

COUNTY: Cumberland WBS # 34467.4.1

Tax Lot No. _____ Parcel Identifier No. 1504-31-3233; 1503-58-4573; 1503-47-7711

Mail after recording to ~~RM Abbott, Jr., Division R/W Agent, NCDOT~~ Randy Gregory
225 Green Street, Suite 503 Systel Building, Fayetteville, NC 28301

This instrument was prepared by JG Bradshaw, Right of Way Agent, NCDOT

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of SEPTEMBER 20 04 by and between

GRANTOR	GRANTEE
Rhodes Pond, LLC A North Carolina Limited Liability Company	NC DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina 225 Green Street, Suite 503, Systel Building Fayetteville, NC 28301

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 in the amount of $ 337,500.00 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 _____ Black River Township, Cumberland 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 Deed Book 5510, Page 224, of the Cumberland County Registry.

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

FRM7-J
Page 1 of 2

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County: Cumberland **Project: 6.429004T** **Parcel: R-2562 WM** BK 6731 PG 292

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 described is subject to the following exceptions:

IN WITNESS WHEREOF, the GRANTPRS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

Rhodes Pond, LLC _____ (SEAL)
(Corporate Name)

BY: Dorothy H. Moore _____ (SEAL)
Managing Member ~~President~~

ATTEST: _____ (SEAL)
_____ Secretary

_____ (SEAL)

(CORPORATE SEAL)

(Stamp/Seal)	STATE OF _____ COUNTY OF _____ I, _____ a Notary Public for said County and State, so hereby certify that _____ GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the _____ day of _____, 20 ____. My commission expires _____ _____ Notary Public
(Stamp/Seal)	STATE OF North Carolina COUNTY OF Cumberland I, Connie McDonald a Notary Public for said County and State, certify that Dorothy H. Moore personally came before me this day and acknowledged that he/she is managing member of Rhodes Pond, LLC a corporation, and that he/~~she~~ as managing member being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this the 1st day of September, 2004. My commission expires 6/30/06 Connie McDonald Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered on the _____ day of _____, 20 ____ in Book _____, Page _____ at _____ o'clock ____ M.

_____ REGISTER OF DEEDS FOR _____ COUNTY
BY: _____

The foregoing Certificate(~~s~~) of Connie McDonald

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.

J. LEE WARREN, JR. REGISTER OF DEEDS FOR CUMBERLAND COUNTY,
By Regina Frazier Deputy/~~Assistant~~ - Register of Deeds

"EXHIBIT A"

First Tract: **BEGINNING** at a point in the center of US 301 Highway, said point being where the property line of Talmadge Baggett and Honecutt intersect the center of the road, and runs as the center of US 301 Highway North 80 degrees 51 minutes East 538.23 feet, and North 80 degrees 09 minutes East 150 feet, and North 76 degrees 58 minutes East 200 feet, and North 73 degrees 36 minutes East 900 feet, and North 71 degrees 05 minutes East 200 feet, and North 65 degrees 07 minutes East 200 feet, and North 59 degrees 21 minutes East 200 feet, and North 53 degrees 05 minutes East 200 feet, and North 46 degrees 59 minutes East 200 feet, and North 41 degrees 08 minutes East 200 feet to a point in the center of the road; thence North 35 degrees 03 minutes East about 58.12 feet to a point in the center of the road, and in the line of other land owned by Jerry Silas Honeycutt; thence as the line between the two Honeycutt tracts North 25 degrees West 286.58 feet to a stake; thence North 39 degrees 45 minutes East 92.4 feet to a stake; thence North 79 degrees 15 minutes East 210 feet to a stake; thence North 35 degrees 15 minutes East 180 feet to a stake; thence North 37 degrees East 18.5 feet to a stake; thence North 19 degrees West 293 feet to a stake; thence North 23 degrees West 113 feet to a stake; thence North 42 degrees East 216 feet to a stake; thence North 2 degrees 30 minutes East 149 feet to a stake; thence North 2 degrees 30 minutes East 140 feet to a stake; thence North 20 degrees West 430 feet to a stake; thence North 76 degrees 30 minutes West 163 feet to a stake; thence South 73 degrees West 160 feet to a stake; thence with the line of McLellan North 38 degrees West 2393 feet to a stake, corner with McLellan; thence North 18 degrees East 336.6 feet to a stake; thence North 18 degrees East 70 feet to a stake; thence North 6 degrees East 310 feet to a stake; thence North 22 degrees 30 minutes East 145 feet to a stake; thence North 1 degree East 162 feet to a stake; thence North 25 degrees West 363 feet to a stake; thence North 16 degrees West 158 feet to a stake, corner between McLellan and Blalock; thence as the high-water mark of Rhodes Mill Pond to a stake; thence crossing the run of Black River North30 degrees 15 minutes West 1300.2 feet to a stake; corner with Superior Stone Foundation; thence with the line of Superior Stone the following courses and distances: South10 degrees West 181 feet, and South 3 degrees 30 minutes East 183 feet, and South 43 degrees 30 minutes West 444 feet and North 7 degrees 30 minutes West 440 feet, and North 73 degrees West 215 feet and North 20 degrees 40 minutes West 235 feet, and South 83 degrees West 400 feet, and South 36 degrees 40 minutes West 350 feet, and South 12 degrees 30 minutes West 121 feet and South 7 degrees 30 minutes West 101 feet, and South 17 degrees 30 minutes East 157 feet, and South 6 degrees 30 minutes West 93 feet, and South 29 degrees West 175 feet, and South 7 degrees 30 minutes East 110 feet, and South 10 degrees East 100 feet, and South 44 degrees 45 minutes East 197 feet, and South 41 degrees 30 minutes East 210 feet, and South57 degrees 45 minutes East 174 feet, and South 74 degrees 10 minutes East 220 feet, and South8 degrees 15 minutes East 156 feet, and South 23 degrees West 63 feet, and South 42 degrees 15 minutes West 164 feet, and South 74 degrees 45 minutes West 46 feet, and North 64 degrees 30 minutes West 133 feet, and North 59 degrees 15 minutes West 123 feet, and North 58 degrees 15 minutes West 71 feet, and North 85 degrees 30 minutes West 88 feet , and North 51 degrees West 146 feet, and North 38 degrees West 172 feet, and North 71 degrees 15 minutes West 173 feet, and North 88 degrees West 171 feet, and North 48 degrees 30 minutes West 97 feet, and North 31 degrees West 75 feet, and North 23 degrees 30 minutes West 107 feet, and North 34 degrees West 290 feet, and North 79 degrees 30 minutes West 176 feet, and South 80 degrees West 125 feet, and South 47 degrees 30 minutes West 139 feet, and North 69 degrees 30 minutes West 235 feet to a stake, corner with Superior Stone Foundation and Jackson; thence as the line of Jackson South 1 degree 05 minutes West 149.82 feet, and South 42 degrees 58 minutes West 367.0 feet, and South 17 degrees 43 minutes West 275.2 feet, and South 43 degrees 13 minutes West 98.35 feet, and North 87 degrees 32 minutes West 330.45 feet, and South 31 degrees West 87.12 feet, and South 31 degrees West 858.0 feet, and South 18 degrees 15 minutes East 119.46 feet to a stake, corner with Jackson and Washburn; thence as the high-water mark of the pond and as the line of Washburn South 33 degrees West 480 feet, and South 18 degrees West 380 feet to a stake, corner for Washburn and Parrish; thence as the high-water mark to a stake, corner for Parrish and Lucas; thence with line of Lucas South 36 degrees 45 minutes East 303.6 feet, and South 66 degrees 30 minutes East 282.48 feet, and South 15 degrees 30 minutes West 554.40 feet , and South 47 degrees 30 minutes West 99 feet, and South 5 degrees 30 minutes West 83.16 feet to a stake corner for Lucas and McLellan; thence South 39 degrees 45 minutes West 165 feet, and South 11 degrees 45 minutes West 333 feet, and South 1 degree 30 minutes East 147.18 feet, and South 34 degrees West 336.60 feet, and South 52 degrees 15 minutes West 196.68 feet, and South 34 degrees East 346.50 feet, and South 17 degrees 30 minutes West 236.94 feet, and South 9 degrees 30 minutes West 501.60 feet, and South 42 degrees 30 minutes East 201.3 feet to a stake, a corner between Mclellan and McLellan; thence South 42 degrees 30 minutes East 264 feet to a stake, a corner between McLellan and Baggett; thence with the line of Talmadge Baggett, an agreed line, surveyed by WR Lambert in July of 1981, South 0 degrees 28 minutes East 369.29 feet to an iron stake; thence South 6 degrees 17 minutes West 188.85 feet to an iron stake; thence South 29 degrees 50 minutes East 197.77 feet to an iron stake; thence South 3 degrees 46 minutes West 231.55 feet to an iron stake; thence South 23 Degrees 04 minutes East 213.7 feet to an iron stake; thence South 54 degrees 05 minutes East 178.2 feet to an iron stake; thence South 3 degrees 05 minutes East 445.63 feet to a point in the mill race, with no corner stake put in; thence South 21 degrees 03 minutes East 146.43 feet to the point of BEGINNING, and contains 500 acres, more or less, and in intended to be all of the 557 acre tract owned by Jerry Silas Honeycutt lying on the northwest side of US 301 Highway.

"EXHIBIT A"

This description was prepared by WR Lambert from a map prepared by Piedmont Engineering Co., dated December 7, 1971. The map by Piedmont indicates that it was prepared from deed descriptions.

Second Tract: **BEGINNING** at a point in the center of US 301 Highway, said point being located where the eastern property line of the 547 acre tract intersects the center of US 301 Highway, and runs as the line of the 547 acre tract North 25 degrees 53 minutes West 287.3 feet to an iron stake; thence with the line of the 547 acres North 38 degrees 52 minutes East 92.4 feet to an iron stake; thence North 78 degrees 22 minutes East 210 feet to an iron stake, a corner with the 547 acres; thence North 34 degrees 22 minutes East 180 feet to an iron stake, a corner for the 547 acres; thence North 86 degrees 07 minutes East 18.5 feet to an iron stake, a corner for the 547 acres; thence South 67 degrees 08 minutes East 28.55 feet to a point in the center of the road; thence as the center of US 301 Highway South 22 degrees 15 minutes West 234.11 feet, and South 28 degrees 45 minutes West 200 feet, and south 34 degrees 43 minutes West 161.47 feet to the point of **BEGINNING**, and contains 1.7 acres more or less.

This conveyance is made subject to the right of way of US Highway 301 that runs through the property.

Excepted from the above tracts is all of lot #1 containing a combined acreage of 1.00 acre as recorded in Deed Book 6443, Page 023 and Deed Book 5574, Page 752 and being further described in Map Book 111, Page 9.