

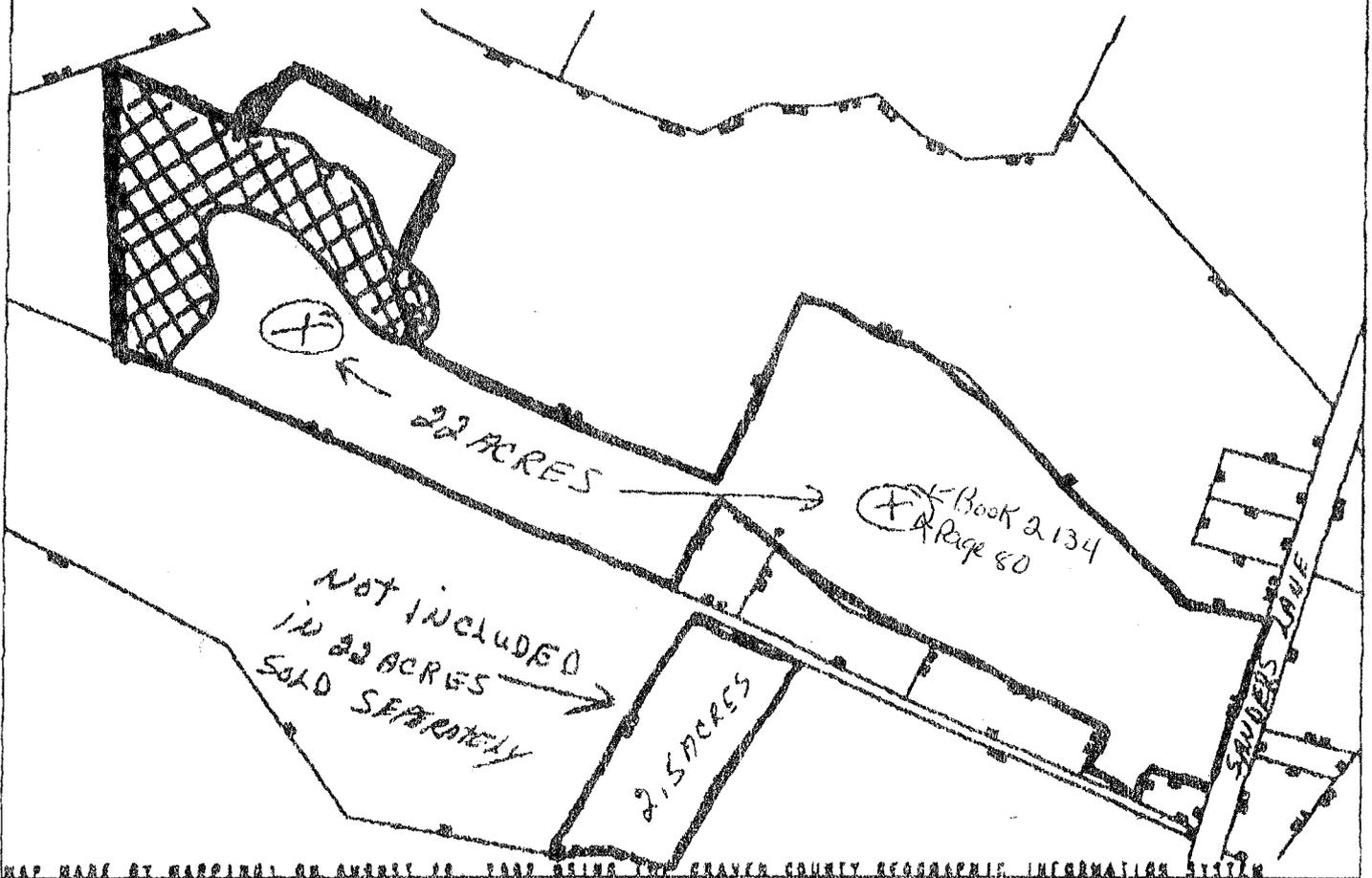
↑ 0 311 CRAYER COUNTY DOES NOT WARRANT THE INFORMATION SHOWN ON THIS MAP AND SHOULD BE USED ONLY FOR TAX ASSESSMENT PURPOSES. INQUIRY YEAR 2002

252-244-1070

John Forrest  
252-244-2348



FLOOD ZONE - A  
PANEL # 3700720225B  
DATE - 5.4.87



Work Flow No: 9999-00178278

State of North Carolina Craven County  
I, Becky Thompson, Register of Deeds in and for said County  
and State, do hereby certify that the foregoing and attached is  
a true and accurate copy of the original instrument now on file  
in my said office, Book 2134, Page 80  
Witness my hand and seal, this the 21 day of April 2004  
By Becky Thompson Register of Deeds  
By [Signature] Ass't/Deputy Register of Deeds

Craven NC - Document Stamp  
Becky Thompson, Register of Deeds  
Date 01/06/2004 Time 12:44:16 1 of 4 Pgs  
No: 2004-00086071  
Book **2134** Page **80**  
Fee Amt : 23.00  
Excise Tax: 96.00

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 8-225-075 part  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2003  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_  
This instrument was prepared by **WILLIAM H. HOLLOWES**

Brief Description for the index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5 day of <sup>Jan</sup> ~~December~~, 2003, by and between

GRANTOR	GRANTEE
<b>KENNETH E. KOONCE and wife, ELYNIA J. KOONCE</b>	<b>ROBERT JONES</b>

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 \_\_\_\_\_, Number **Eight** Township, **Craven** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

State of North Carolina Craven County  
I, Becky Thompson, Register of Deeds in and for said County  
and State, do hereby certify that the foregoing and attached is  
a true and accurate copy of the original instrument now on file  
in my said office, Book 2134, Page 80  
Witness my hand and seal, this the 21 day of April 2004  
By Becky Thompson Register of Deeds  
By [Signature] Ass't/Deputy Register of Deeds

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

A map showing the above described property is recorded in Flat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

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 Grantor has hereunto set his hand and seal, 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.

\_\_\_\_\_  
(Corporate Name)

Kenneth E. Koonce (SEAL)  
KENNETH E. KOONCE

By: \_\_\_\_\_

Elyria J. Koonce (SEAL)  
ELYRIA J. KOONCE

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Secretary (Corporate Seal)

\_\_\_\_\_  
(SEAL)



STATE OF NORTH CAROLINA, COUNTY OF CRAVEN

I, Steven K. Bell, a Notary Public of the County and State aforesaid, certify that KENNETH E. KOONCE and wife, ELYRIA J. KOONCE, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5<sup>th</sup> day of December, 2003.  
My commission expires: 6/25/05

SKB

Notary Public

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is \_\_\_\_\_ Secretary of \_\_\_\_\_, 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 it \_\_\_\_\_ President, sealed with its corporate seal and attested by him/her as its \_\_\_\_\_ Secretary. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

My commission expires:

Notary Public

The foregoing Certificate(s) of Steven K. Bell

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.

Becky Thompson REGISTER OF DEEDS FOR CRAVEN COUNTY

By Michelle L. Smith Deputy/Assistant-Register of Deeds.

## EXHIBIT "A"

All of that tract or parcel of land lying and being in Craven County, North Carolina, in Number Eight Township, and more particularly described as follows:

Beginning at a point in the western right of way line of NCSR 1243 at its intersection with the Fred Ricks northern line, and running thence North 57 degrees 05 minutes West 1338.98 feet to set iron pipe, thence North 58 degrees 01 minute West 751.39 feet to an oak stump, thence continuing North 58 degrees 01 minute West 135.61 feet to the Bachelor Creek low ground, thence North 3 degrees 35 minutes East 587.79 feet to the center of Dogwood Branch, thence South 52 degrees 37 minutes East 286.02 feet, thence North 38 degrees 15 minutes East 170.0 feet, thence South 51 degrees 42 minutes East 357.23 feet, thence South 31 degrees 28 minutes West 270.16 feet; thence South 13 degrees 00 minutes East 161.44 feet, thence South 57 degrees 33 minutes East 599.70 feet, thence North 30 degrees 05 minutes East 415.0 feet, thence South 56 degrees 05 minutes East 345.45 feet, thence South 34 degrees 35 minutes East 607.0 feet, thence South 66 degrees 58 minutes East 175.0 feet to the western right of way line of NCSR 1243, thence with the western right of way line of NCSR 1243 South 23 degrees 02 minutes West 446.80 feet to the Fred Ricks line, the place of beginning. Being Lot 2, containing 24.75 acres according to a plat entitled "Survey for David M. & Alice H. Koonce and Mitchell & Lillie H. Koonce", prepared by Lonnie Nelms, Jr., R.L.S. L-1529, on January 31, 1987, reference to which is hereby made.

SAVING AND EXCEPTING from the above described tract the following six (6) parcels:

- 1) Parcel described in the deed recorded in Book 1159 at Page 448 of the Craven County Registry.
- 2) Parcel described in the deed recorded in Book 1248 at Page 733 of the Craven County Registry.
- 3) Parcel described in the deed recorded in Book 1565 at Page 771 of the Craven County Registry.
- 4) Parcel described in the deed recorded in Book 1922 at Page 143 of the Craven County Registry.
- 5) Parcel described in the deed recorded in Book 1976 at Page 626 of the Craven County Registry.
- 6) Parcel described as follows:

Beginning at a point located the following courses and distances from the intersection of the centerline of N.C.S.R. #1243 and the southwestern right of way line of the "30' ACCESS ROAD" as shown on the map for Kenneth Koonce by Southern Boundaries dated December 19, 2003: North 57 degrees 09 minutes 45 seconds West 859.00 feet, North 57 degrees 05 minutes 05 seconds West 214.56 feet, North 56 degrees 52 minutes 50 seconds West 95.78 feet and North 31 degrees 49 minutes 15 seconds East 30.01 feet to the point of beginning, THENCE North 56 degrees 52 minutes 50 seconds East 175.00 feet; thence North 31 degrees 49 minutes 15 seconds East 125.00 feet; thence

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South 56 degrees 52 minutes 50 seconds East 175.00 feet;  
thence South 31 degrees 49 minutes 15 seconds West 125.00  
feet to the point of beginning, containing 0.50 acre in  
accordance with the above referred to map by Southern  
Boundaries.

Book 2134 Page 83

ALSO CONVEYED is a non-exclusive right of ingress, regress and  
egress to and from the tract conveyed herein and N.C.S.R. #1243  
over and upon the roadway denoted as "30' ACCESS ROAD" on the map  
recorded in Plat Cabinet G at Slide 31-B of the Craven County  
Registry.

FURTHER EXCEPTED from this conveyance are any tobacco allotments  
through any governmental agency or entity.