

Deed Preparation Only

STATE OF NORTH CAROLINA )

LIMITED WARRANTY DEED

COUNTY OF DUPLIN )

KNOW ALL MEN BY THESE PRESENTS, that **THE BARTON GROUP, LTD**, hereinafter ("Grantor") for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) DOLLARS and other valuable consideration to it paid at and before the sealing of these presents by **OCEANIA HOLDINGS, LLC**, Post Office Box 310, Elizabethtown, NC 28337, hereinafter whether singular or plural called the ("Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, its successors and assigns forever, the following described property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, all and singular the Property before mentioned unto the Grantee, its successors and assigns forever, subject, however, to all reservations, easements and restrictions of record and all matters that would be disclosed by a current and accurate survey of the Property,

AND THE Grantor does hereby bind itself, its successors to warrant and forever defend all and singular the Property unto the Grantee, its successors and assigns, against the claims of all persons claiming or to claim the same by, through or under Grantor, but not further or otherwise.

WITNESS my hand and seal this 29<sup>th</sup> day of OCTOBER, in the year of our Lord two thousand and two and in the two hundred and twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

**THE BARTON GROUP, LTD**

BY: H. McQueen Love (SEAL)

H. McQueen Love

ITS: President

[Signature]  
Cynthia C. Muehl

*notary acknowledgment on pg 76b*

Prepared out of state

DUPLIN COUNTY NC  
11/07/2002  
\$685.00  
Real Estate  
Excise Tax  
STATE OF  
NORTH  
CAROLINA

EXHIBIT "A" TO DEED CONTINUED

DUPLIN COUNTY, NORTH CAROLINA

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THIRD TRACT: BEGINNING at a concrete monument on the west bank of the N.E. Cape Fear River as shown and designated as corner No. 1 on a map entitled "Baptist State Convention of North Carolina" Rachel Hatch Estate land Tract No. 2 as recorded in Map Book 5, page 66 of the Duplin County Registry (said beginning corner being located north 25 degrees 34 minutes west 43.94 feet from a point in center of bridge on County Road No. 1700 across N. E. Cape Fear River) and runs thence with the old Sarecta and Kenansville Road the following calls north 43 degrees 20 minutes west 91.20 feet to an iron pipe; north 74 degrees 06 minutes west 91.00 feet to an iron pipe; north 70 degrees 23 minutes west 278.20 feet to an iron pipe; north 66 degrees 00 minutes west 376.70 feet to an iron pipe; north 72 degrees 24 minutes west 108.20 feet to an iron pipe; south 84 degrees 31 minutes west 125.90 feet to an iron pipe; south 66 degrees 44 minutes west 378.80 feet to an iron pipe; south 58 degrees 58 minutes west 163.20 feet to an iron pipe; south 79 degrees 51 minutes west 117.60 feet to an iron pipe; north 86 degrees 55 minutes west 143.40 feet to an iron pipe; south 79 degrees 20 minutes west 205.20 feet to an iron pipe; south 63 degrees 30 minutes west 200.80 feet to an iron pipe; south 84 degrees 08 minutes west 117.00 feet to an iron pipe; north 69 degrees 00 minutes west 427.00 feet to an iron pipe; north 01 degree 02 minutes west 591.90 feet to an iron pipe; north 18 degrees 51 minutes east 170.10 feet to an iron pipe; north 08 degrees 51 minutes east 169.40 feet to an iron pipe; north 09 degrees 18 minutes west 94.30 feet to an iron pipe; north 28 degrees 19 minutes west 163.50 feet to an iron pipe; north 39 degrees 34 minutes west 374.70 feet to an iron pipe in the old Sarecta Road at corner no. 2 of the aforementioned map; thence with the S. Leland Grady line north 36

EXHIBIT "A" TO DEED CONTINUED

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degrees 55 minutes east 180.75 feet to an iron pipe and old gum pointers at corner no. 3 of the aforementioned map; thence with the Grady line, an old chopped line north 16 degrees 35 minutes west 517.00 feet to an iron pipe in the old run of Dark Branch at corner no. 4 of the aforementioned map; thence with the Quinn & King line north 37 degrees 17 minutes east 2,159.45 feet to an iron pipe at corner no. 5 of the aforementioned map; thence with the Quinn & King line north 31 degrees 43 minutes west 1,650.00 feet to a concrete monument at corner no. 6 of the aforementioned map; thence with the Quinn & King line and to and with a ditch south 68 degrees 17 minutes west 1,337.10 feet to an iron pipe at a turn in said ditch at corner no. 7 of the aforementioned map; thence with the old McIver line and with a ditch and beyond north 01 degree 07 minutes west 1,530.70 feet to a concrete monument at corner no. 8 of the aforementioned map; thence with the C. W. Surratt, Sr., line south 87 degrees 36 minutes east 2,029.60 feet to an iron pipe at corner no. 9 of the aforementioned map; thence with the Surratt line north 47 degrees 43 minutes east 246.70 feet to an iron pipe at corner no. 10 of the aforementioned map; thence with the Surratt line north 17 degrees 48 minutes east 220.45 feet to an iron pipe at corner no. 11 of the aforementioned map; thence with the Surratt line north 11 degrees 49 minutes east 148.45 feet to an iron pipe at corner no. 12 of the aforementioned map; thence with the Surratt line north 33 degrees 51 minutes east 116.80 feet to an iron pipe at corner no. 13 of the aforementioned map; thence with the Surratt line north 87 degrees 26 minutes east 203.75 feet to an iron pipe at corner no. 14 of the aforementioned map; thence with the line of Riegel Paper Corporation line south 39 degrees 54 minutes east 26.83

BOOK 14, PAGE 764  
EXHIBIT A TO DEED CONTINUED

DUPLIN COUNTY, NORTH CAROLINA

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feet to a concrete monument at corner no. 15 of the aforementioned map; thence with the Riegel line north 72 degrees 45 minutes east 211.90 feet to a concrete monument at corner no. 16 of the aforementioned map; thence with the Riegel line south 70 degrees 03 minutes east 478.80 feet to a concrete monument at corner no. 17 of the aforementioned map; thence with the Riegel line south 27 degrees 59 minutes east 659.90 feet to a concrete monument at corner no. 18 of the aforementioned map; thence with the Riegel line south 10 degrees 31 minutes east 132.30 feet to a concrete monument at corner no. 19 of the aforementioned map; thence with the Riegel line south 26 degrees 16 minutes east 527.90 feet to a concrete monument at corner no. 20 of the aforementioned map; thence with the Riegel line south 67 degrees 07 minutes east 428.90 feet to a concrete monument at corner no. 21 of the aforementioned map; thence with the Riegel line south 37 degrees 20 minutes west 331.30 feet to a concrete monument at corner no. 22 of the aforementioned map; thence with the Riegel line south 08 degrees 18 minutes east 1,976.60 feet to a concrete monument at corner no. 23 of the aforementioned map; thence with the Riegel line south 59 degrees 24 minutes east 855.80 feet to a concrete monument at corner no. 24 of the aforementioned map; thence with the Riegel line north 57 degrees 37 minutes east 66.00 feet to a concrete monument at corner no. 25 of the aforementioned map; thence with the Riegel line north 36 degrees 23 minutes east 247.50 feet to a concrete monument at corner no. 26 of the aforementioned map; thence with the Riegel line south 53 degrees 48 minutes east 80.90 feet to a concrete monument on the west bank of the N. E. Cape Fear River at corner no. 27 of the aforementioned map; thence down and with the run of the N.E. Cape Fear River to the point of beginning, containing 461.0 acres, more or less, and being the same land as shown on a map entitled "Property of Baptist State Convention of North

EXHIBIT "A" TO DEED CONTINUED

DUPLIN COUNTY, NORTH CAROLINA

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Carolina, Rachel Hatch Estate land-Tract  
No. 2" as recorded in Map Book No. 5  
Page 66 of the Duplin County Registry.

This being a portion of the property conveyed to  
The Barton Group, LTD by deed recorded in Deed  
Book 1332 at page 531 of the Duplin County  
Registry for NC.

ALSO: That Right of Way Easement from Canal Land &  
Timber, LLC, to The Barton Group, LTD, dated October 29,  
2002 and recorded in Deed Book 1411 at page 633  
in the office of the Duplin County Registry, NC.

BOOK 1411 PAGE 766

STATE OF SOUTH CAROLINA )

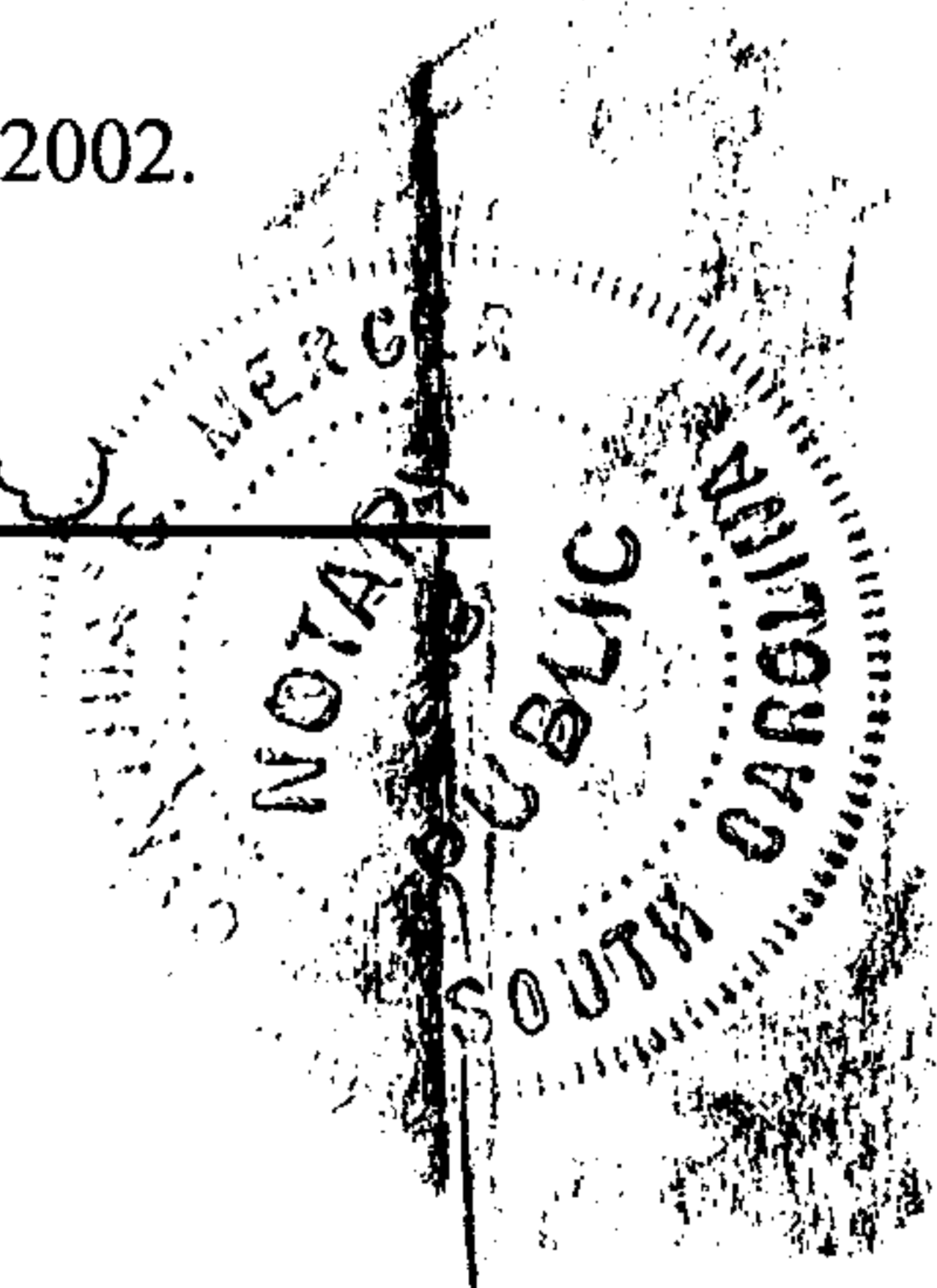
COUNTY OF RICHLAND )

Before me, CYNTHIA C. MERCER, a Notary Public in and for the State and County aforesaid, certify that H. McQueen Love personally appeared this day and being by me duly sworn, says that he is the duly acting and authorized President of The Barton Group, LTD, that he executed the foregoing and annexed instrument for and on behalf of The Barton Group, LTD, and that the said H. McQueen Love acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of said corporation.

Witness my hand and notarial seal this 29<sup>TH</sup> day of OCTOBER, 2002.

Cynthia C. Mercer  
Notary Public

My Commission Expires: 11/30/08



NORTH CAROLINA, Duplin County

The foregoing or annexed certificate ... of

Cynthia C. Mercer, NP

This Instrument duly recorded and verified, this 7 day of Nov, 2002 at 3:07 o'clock P M. in the Book and Page shown on the first page hereof  
DAVIS H. BRINSON, Register of Deeds By Dune H. Mobley  
~~Deputy~~ Assistant Register of Deeds

Handed W. Dalmage Jones  
101. S Third St  
Wilmington, NC

685<sup>w</sup>  
29<sup>w</sup>  
(6)