

BOOK 2241 PAGE 111



Doc ID: 002515960002 Type: CRP
Recorded: 05/09/2008 at 03:36:45 PM
Fee Amt: \$17.00 Page 1 of 2
Instr# 200700014077
Halifax, NC
Judy Evans-Barbee Register of Deeds

BK 2241 PG 111-112

(2) TRF 17th

Carolyn S. Pulley, Asst

WARRANTY DEED

Prepared By: A. B. Cooper, Jr.

Env Return To: A. B. Cooper, Jr.
PO Box 250
Atlantic Beach, NC 28557

STATE OF NORTH CAROLINA

Excise Tax: \$0.00

COUNTY OF HALIFAX COUNTY

Parcel #10-00454

THIS DEED, made and entered into this 5th day of May, 2008, by and between:

A. B. COOPER, JR. of Carteret County, North
Carolina, GRANTOR

and

COOPER TREE FARM, LLC a North Carolina
limited liability company with offices in Atlantic
Beach, North Carolina, GRANTEE

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, tract or parcel of land situated in the Carteret County, North Carolina and more particularly described as follows:

the following described tract or parcel of land situate in Roseneath Township, Halifax County, North Carolina, to-wit:

That certain tract or parcel of land containing 362.65 acres, more or less, including the 7.85 acre portion shown as indeterminable area within swamp and beaver pond and including the right of way of NC State Road 1101, situate in Roseneath Township, Halifax County, North Carolina on the north side of Phillips Road (State Road 1101), being bounded now or formerly as follows: On the north by the center of

the run of Deep Creek, on the east by a ditch and canal, the run of Cabin Branch, a wire fence across which lie lands now or formerly owned by Gregory R. Barnes, on the south by the center-line of Phillips Road (NCSR 1101), Lots 1, 2, 3, and 4, the Lon Alston lot, and Keeter lots as shown on the survey herein referred to, and on the west by the lands now or formerly owned by Waltly Farms or Walter L. Phillips and the run of a small branch along the line now or formerly owned by Louise G. Johnson, said property being more particularly described according to a plat of "Survey for A. B. Cooper, Jr., Roseneath Township, Halifax County, NC" prepared by Odom Land Surveying Company on May 7, 2000, said plat being recorded in Plat Cabinet 6, Slide 53L, office of the Register of Deeds of Halifax County, North Carolina. Reference is hereby made to said plat for greater certainty of description and by this reference, said plat is incorporated herein as a part of this description.

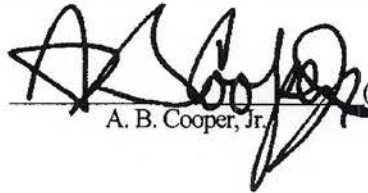
This conveyance is made subject to all public road and public utility easements of record, including the right of way for Phillips Road (State Road 1101) and subject to taxes of Halifax County for the year 2000, said taxes having been prorated at closing between the sellers and buyer.

This conveyance is also subject to the use by Claude Keeter and his successors in title of the farm path leading from SR 1101 to the lot described in Deed Book 818, page 275 and to the use by Lon Dun Alston, Elbert Bryant, Ruth Bryant, Ashley Knight and Bessie Knight of the farm road as described in the reservation contained in deed to Grasunan, Inc. recorded in Book 1576, Page 362.

TO HAVE AND TO HOLD the aforesaid lot, tract 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 excluding the exceptions stated herein and designated on the map referred to above.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, the day and year first above written.

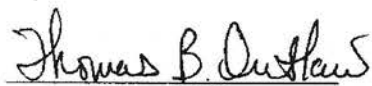
 (SEAL)
A. B. Cooper, Jr.

STATE OF NORTH CAROLINA

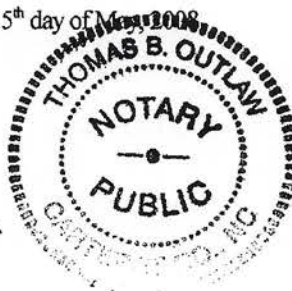
COUNTY OF CARTERET

I, Thomas B. Outlaw a Notary Public of the county and state aforesaid, certify that A. B. Cooper, Jr., Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5th day of May, 2008


Notary Public

My commission expires: Oct. 6, 2012



BOOK 2256 PAGE 009

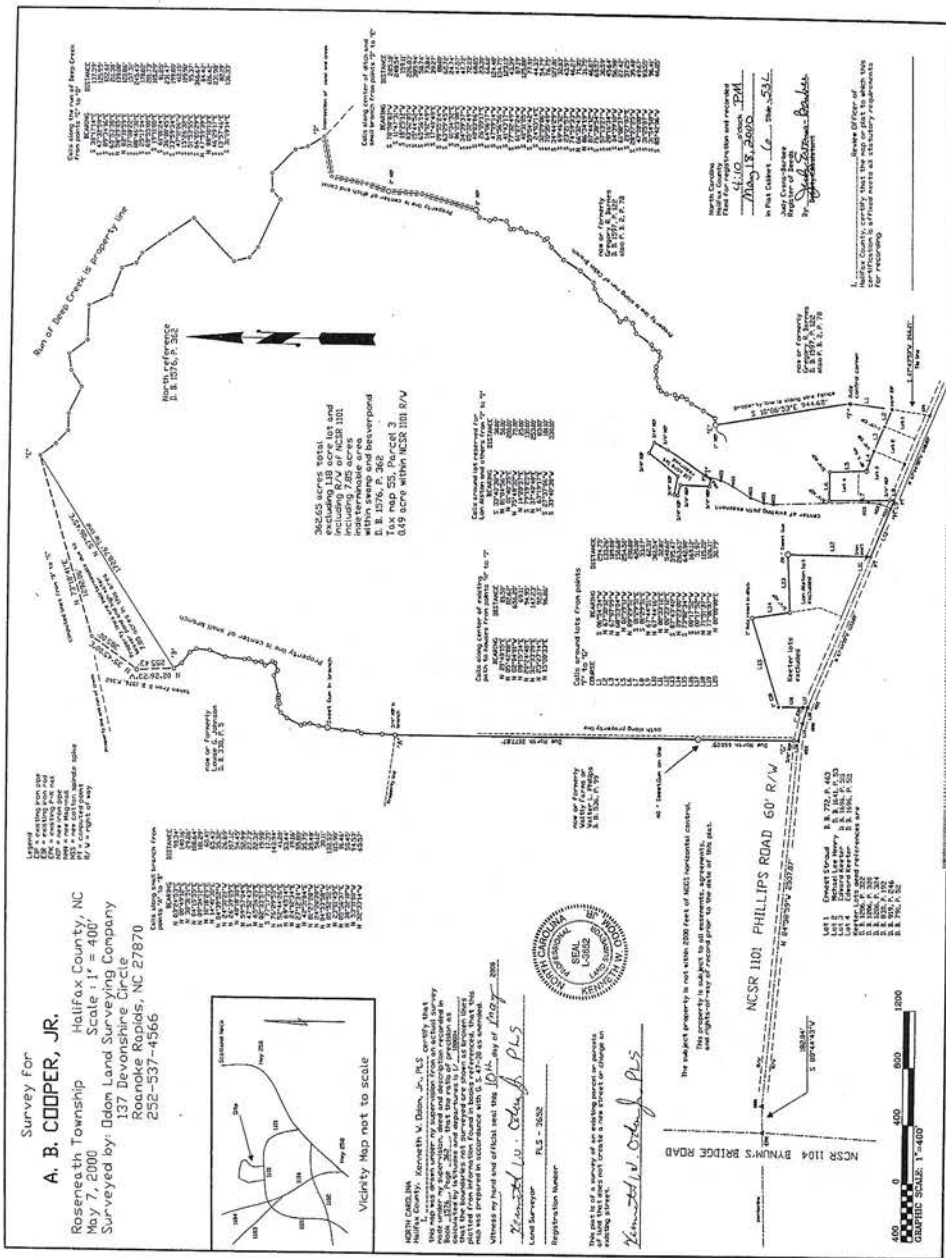
SCHEDULE A ATTACHED TO AND MADE A PART OF DEED OF TRUST FROM
COOPER TREE FARM, LLC TO
COASTAL FEDERAL FINANCIAL GROUP, LLC, TRUSTEE FOR
COASTAL FEDERAL CREDIT UNION
DATED 09/10/08

DESCRIPTION:

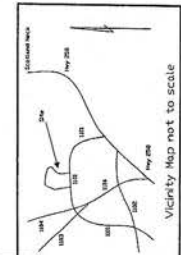
That certain tract or parcel of land containing 362.65 acres, more or less, including the 7.85 acre portion shown as indeterminable area within swamp and beaver pond and including the right of way of NC State Road 1101, situate in Roseneath Township, Halifax County, North Carolina on the north side of Phillips Road (State Road 1101), being bounded now or formerly as follows: On the north by the center of the run of Deep Creek, on the east by a ditch and canal, the run of Cabin Branch, a wire fence across which lie lands now or formerly owned by Gregory R. Barnes, on the south by the centerline of Phillips Road (NCSR 1101), Lots 1, 2, 3, and 4, the Lon Alston lot, and Keeter lots as shown on the survey herein referred to, and on the west by the lands now or formerly owned by Waltly Farms or Walter L. Phillips and the run of a small branch along the line now or formerly owned by Louise G. Johnson, said property being more particularly described according to a plat of "Survey for A. B. Cooper, Jr., Roseneath Township, Halifax County, NC" prepared by Odom Land Surveying Company on May 7, 2000, said plat being recorded in Plat Cabinet 6, Slide 53L, office of the Register of Deeds of Halifax County, North Carolina. Reference is hereby made to said plat for greater certainty of description and by this reference, said plat is incorporated herein as a part of this description.

Subject to all public road and public utility easements of record, including the right of way for Philips Road (State Road 1101).

Subject to the use by Claude Keeter and his successors in title of the farm path leading from SR 1101 to the lot described in Deed Book 818, page 275 and to the use by Lon Dun Alston, Elbert Bryant, Ruth Bryant, Ashley Knight and Bessie Knight of the farm road as described in the reservation contained in deed to Grasunan, Inc. recorded in Book 1576, Page 362.



Survey for
A. B. COOPER, JR.
Roseneath Township Halifax County, NC
May 7, 2000 Scale: 1" = 400'
Surveyed by: Odon Land Surveying Company
137 Devonshire Circle
Roanoke Rapids, NC 27870
252-337-4366



NOTICE TO THE PUBLIC
The map was prepared under the supervision of an actual surveyor, and the surveyor is responsible for the accuracy of the map. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared. The map is not to be used for any purpose other than the one for which it was prepared.



NOTICE TO THE PUBLIC
The subject property is not within 200 feet of any navigable waterway. The subject property is not within 200 feet of any navigable waterway. The subject property is not within 200 feet of any navigable waterway.

NOTICE TO THE PUBLIC
The subject property is not within 200 feet of any navigable waterway. The subject property is not within 200 feet of any navigable waterway. The subject property is not within 200 feet of any navigable waterway.



BOOK 2304 PAGE 350



Doc ID: 003127250004 Type: CRP
Recorded: 01/19/2010 at 12:48:27 PM
Fee Amt: \$28.00 Page 1 of 4
Excise Tax: \$0.00
Instr# 200900006798
Halifax, NC
Judy Evans-Barbee Register of Deeds

BK 2304 PG 350-353

Ann V. Williams,
RP 28⁰⁰ Deputy

QUITCLAIM DEED

✓ Mail to: A. B. Cooper, Jr., PO Box 250, Atlantic Beach, NC 28512

This instrument was prepared by: A. B. Cooper, Jr., PO Box 250, Atlantic Beach, NC 28512

STATE OF NORTH CAROLINA, Carteret County.

THIS DEED, Made and entered into this 26th day of October, 2009, by and between:

BALFOUR C. ALSTON of Washington, District of Columbia,
REGINALD W. ALSTON, JR. and wife CONSTANCE H. ALSTON
of Charleston County and State of South Carolina,
CHARLIE DUNN ALSTON of Halifax County and State of North Carolina,
and
PAMELA M. IVEY of Edgecombe County and State of North Carolina,

hereinafter called Grantors, and

A. B. COOPER, JR. of Carteret County and State of North Carolina,

hereinafter called Grantee, whose permanent mailing address is: PO Box 250, Atlantic Beach, NC 28512

The designation Grantors 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.

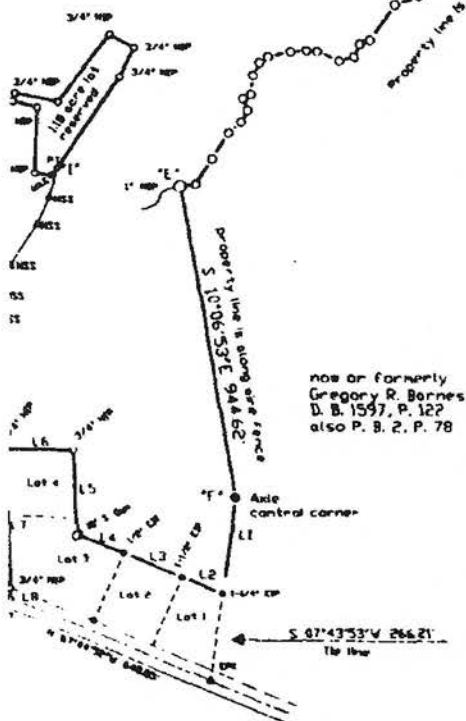
WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Roseneath Township, Halifax County, North Carolina and more particularly described as follows:

Being that parcel of land in Roseneath Township, Halifax County, North Carolina bearing the tax parcel ID number 10-00456 and being approximately 1.18 acres in size and being the land currently occupied by Elbert and Ruth Bryant and Ashley and Bessie Knight according to a map recorded in Plat Cabinet 6 Slide 53L of the Register of Deeds of Halifax County, NC and being shown thereon as "1.18 acre lot reserved" a portion of which said plat is attached hereto for reference.

BOOK 2304 PAGE 353

lines total
 1.18 acre lot and
 R/W of NCSR 1101
 7.85 acres
 inable area
 amp and beaverpond
 , P. 362
 55, Parcel 3
 within NCSR 1101 R/W

ound lot reserved for
 ton and others from "1" to "1"
 CARING DISTANCE
 10'38"W 30.00'
 14'56"W 50.00'
 40'35"E 200.00'
 8'32"W 75.00'
 20'37"E 25.00'
 19'23"E 130.00'
 40'40"E 253.00'
 19'17"E 83.00'
 17'06"W 101.10'
 10'38"W 330.00'



Calls along center of ditch and
 small branch from points "D" to "T"

BEARING	DISTANCE
S 78°58'03"W	285.18'
S 11°47'31"W	248.54'
S 18°25'12"W	159.11'
S 83°52'05"W	226.83'
S 15°44'52"W	389.94'
S 65°56'14"W	58.74'
S 16°12'49"W	73.84'
S 17°40'49"E	39.27'
S 09°55'24"W	80.00'
S 63°29'45"W	62.72'
S 01°34'32"E	24.74'
S 06°23'08"E	47.57'
S 34°39'37"W	47.72'
S 05°32'49"W	72.03'
S 40°03'06"W	68.05'
S 26°20'17"E	23.30'
S 64°06'17"W	66.60'
S 47°19'14"W	124.48'
S 31°46'56"W	134.75'
S 41°43'17"W	123.13'
S 77°32'49"W	43.39'
S 61°77'24"W	87.19'
S 40°31'05"W	125.88'
S 59°04'42"W	77.91'
S 24°03'14"E	44.33'
S 32°29'06"W	54.79'
S 70°35'49"W	76.75'
S 34°44'29"W	127.81'
S 69°46'12"W	32.03'
S 23°21'57"W	43.97'
S 74°59'33"W	46.27'
N 66°32'43"W	71.35'
N 86°34'19"W	31.75'
S 87°44'12"W	46.87'
S 76°38'54"W	69.57'
S 57°13'27"W	30.59'
S 28°16'34"W	45.64'
S 04°39'10"W	56.98'
S 61°08'37"W	27.42'
S 21°27'07"E	37.25'
S 28°27'25"W	39.40'
S 47°18'08"W	49.67'
S 31°25'07"W	93.55'
S 31°54'58"W	96.41'
S 85°42'06"W	46.05'

now or formerly
 Gregory R. Barnes
 D. B. 1597, P. 122
 also P. B. 2, P. 78

North Carolina
 Halifax County
 Filed for registration and recorded

o'clock

in Plat Cabinet 6 Slide 53-L

Judy Evans-Barbee
 Register of Deeds

By Deputy Assistant

I, Review Officer of
 Halifax County, certify that the map or plat to which this
 certification is affixed meets all statutory requirements
 for recording.

This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.