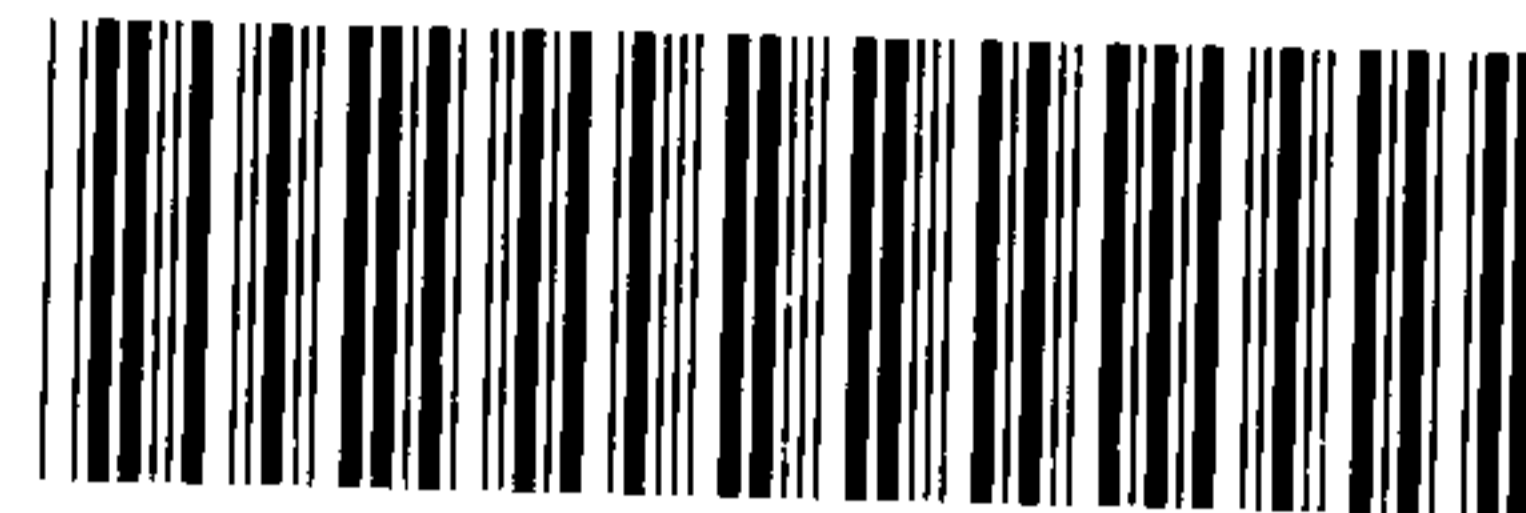


BK 2000PG090

Beaufort County Tax Collectors
Tax Certification
Tax Collector's Official _____ Date 9/12/19
Tax Collector's Official _____ Date

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
September 12, 2019 02:22:22 PM
Book 2000 Page 90-92
FEE: \$26.00
NC REVENUE STAMP: \$120.00
INSTRUMENT # 2019004424



INSTRUMENT # 2019004424

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 51214
CLB 9/12/19
Land Records Official Date

PREPARED BY and RETURN TO:
RODMAN, HOLSCHER, PECK, & EDWARDS, P. A.
Attorneys at Law
320 North Market Street
Post Office Box 1747
Washington, NC 27889
Telephone: (252) 946-3122

Revenue Stamps \$120.00
REID #35726

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

THIS DEED, made and entered into this the 12th day of September, 2019, by RICHARD W. ESTABROOKS and wife, JANET A. ESTABROOKS, whose address is 110 Egret Bay, Washington, NC 27889, Grantors, to TFI, LLC, a Nebraska Limited Liability Company, Grantee, whose address is 3219 Leavenworth Street, Omaha, NE 68105;

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to them paid by the Grantee the receipt whereof is acknowledged, have given, granted, bargained, sold and do hereby convey unto the Grantee its successors and assigns, in fee simple, that certain tract or parcel of land lying and being in Long Acre Township, Beaufort County, North Carolina, more particularly described as follows:

Being all of Lot No. One Hundred Eighty-Four (184) as the same is shown on that map of record in the Office of the Register of Deeds of Beaufort County in Plat Cabinet D, Slide 286. The map herein referred to was prepared by W. Duke Woodlief, Registered Land Surveyor, and is dated December 23, 1987, and identified by the following legend: "Map of Survey for Pamlico Plantation Phase II-B." Further reference is made to said map for a more complete and accurate description of this property.

This conveyance is made subject to the following mineral reservation and encumbrances:
1. This conveyance is made subject to the reservation of mineral rights which are retained by Weyerhaeuser Company and said reservation is stated in substance as follows:

THE GRANTORS HEREIN STATE THAT THE PROPERTY DESCRIBED IN THIS DEED IS NOT THEIR PRINCIPAL RESIDENCE.

BK2000PG091

“The Grantor hereby expressly saves, reserves and excepts out of the grant hereby made, unto itself, its successors and assigns, forever, all ores and minerals including but not limited to oil, gas, coal, distillates, and condensates, in and under said land. Top soil, sand, fill dirt, ground water, and other commonly occurring substances are expressly excluded. Notwithstanding the foregoing and notwithstanding any other legal or equitable right or remedy now existing or hereafter enacted or created, Grantor hereby agrees, for itself, and for its successors and assigns, that the rights hereby reserved and excepted shall not be exercised in a manner adversely affecting use of the surface at any time unless and until the Grantor or its successors or assigns, as the case may be, shall first make satisfactory written arrangements with the then owner of the property affected, and with the mortgagee or mortgagees of such property, as their respective interests may appear, to compensate said owner and mortgagee or mortgagees for damages incurred to the surface and any improvements thereon in exercising such rights.”

TO HAVE AND TO HOLD the same, together with all and singular, the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto the said Grantee, its successors and assigns, in fee simple; subject, however, to the following:

1. 2019 Beaufort County Ad Valorem taxes.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.
4. Restrictive Covenants recorded in Book 892, Page 423, and Book 1700, Page 828, Beaufort County Registry.
5. The aforesaid property is conveyed subject to those easements of record and utility rights-of-way.

The Grantors covenant with the Grantee that they are seized in fee simple of the above described property and have good right and title to convey the same; that the same is free and clear of all liens and encumbrances, except those matters and things above set forth, and that, subject thereto, they will forever warrant and defend the title to the same against all lawful claims and demands.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal, the typewritten word "Seal" appearing beside their names, this the day and year first above written.

BK2000PG092

Richard W. Estabrooks (Seal)
RICHARD W. ESTABROOKS

Janet A. Estabrooks (Seal)
JANET A. ESTABROOKS

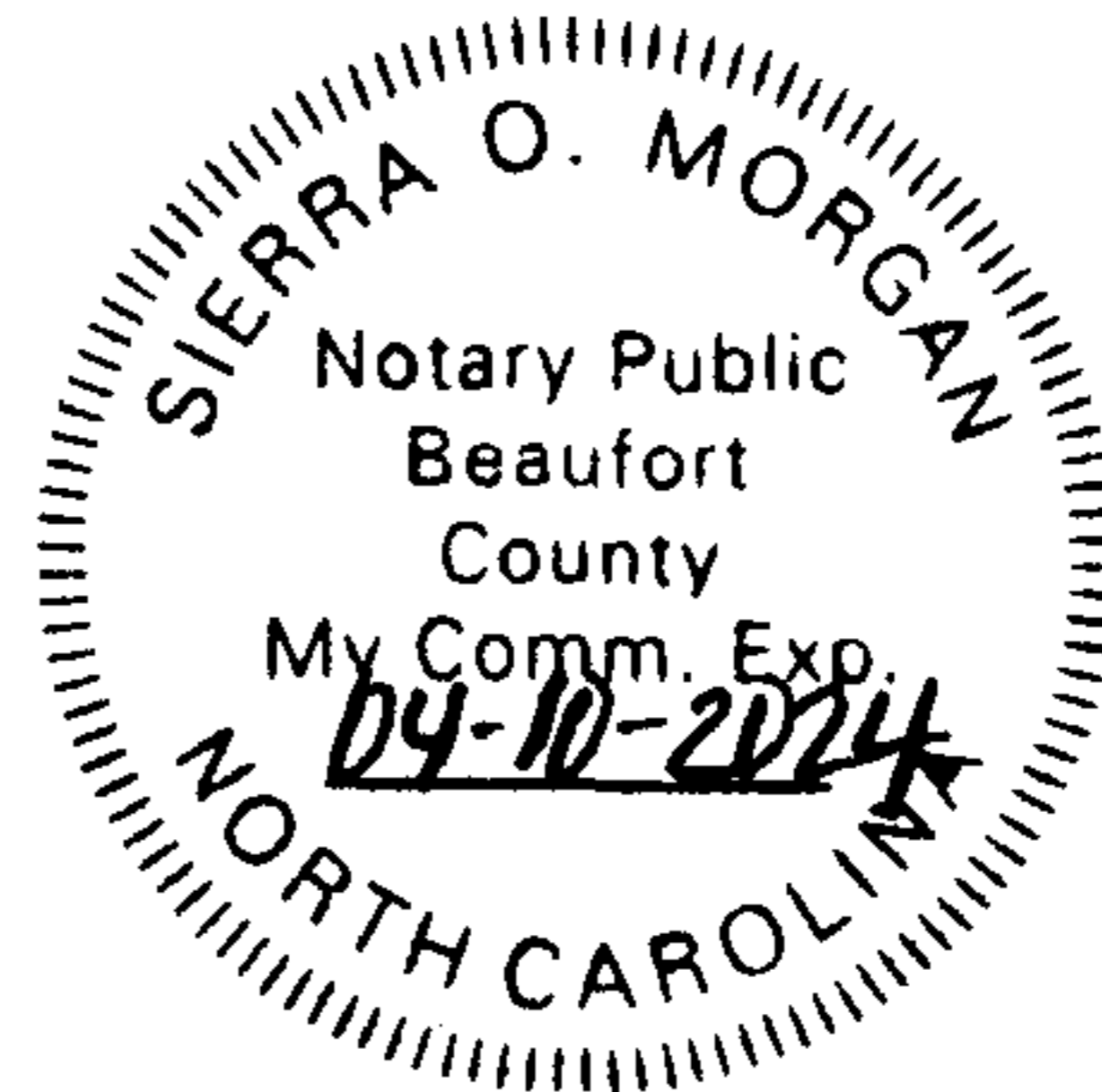
STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

I, Sierra D. Morgan, a Notary Public of the County and State aforesaid, certify that RICHARD W. ESTABROOKS and wife, JANET A. ESTABROOKS who are personally known by me or have produced satisfactory evidence of identity, appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of September, 2019.

Sierra D. Morgan
Notary Public

My Commission Expires: 04-10-2024



Chip Edwards *Just*