

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY, NC
2006 AUG 31 09:08:28 AM
BK: 1542 PG: 681-683 FEE: \$17.00
NC REVENUE STAMP: \$140.00
INSTRUMENT # 2006007854

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 2 2526

ewj 8/28/06
Land Records Official Date

NORTH CAROLINA

PREPARED BY CARTER, ARCHIE, HASSELL & HOLBROOK, L.L.P.

ATTORNEYS AT LAW, POST OFFICE DRAWER 2187

BEAUFORT COUNTY

WASHINGTON, NORTH CAROLINA 27889

THIS DEED, made and given this 25 day of August, 2006, by WINFIELD ESTATES, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Seller"; to DAVID JAMES SMALL and wife, MARY HAZEL M. SMALL, whose address is 4412 Fireside Court, Wilmington, NC 28412, hereinafter referred to as "Buyers";

WITNESSETH:

That Seller, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it paid by Buyers, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do hereby bargain, sell and convey unto Buyers, their heirs and assigns, in fee simple, the following parcel or tract of land located in Bath Township, Beaufort County, North Carolina, and being more particularly described as follows:

BEING all of Lot Number 23 as the same is shown on a Survey by The East Group entitled "Final Plat of Winfield Estates Phase I", dated May 25, 2006, and recorded in Plat Cabinet G, Slides 73-9 thru 74-5, Beaufort County Registry. Reference is also made to Deeds recorded in Book 1501 at Pages 628, 632 and 636, Beaufort County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all privileges and appurtenances thereunto belonging or in anywise appertaining unto Buyers, their heirs and assigns, in fee, forever, subject to the following:

1. Beaufort County ad valorem taxes for 2006 and subsequent years.
2. Easements, building setback line, riparian buffer lines, areas of environmental concern and wetlands, if any, affecting the property as shown on the Final Plat of

- Winfield Estates, Phase I as recorded in Plat Cabinet G, Slides 73-9 thru 74-5, Beaufort County Registry.
3. Provisions of that Declaration of Restrictive Covenants recorded in Book 1531, Page 950, Beaufort County Registry.
 4. The laws and regulations of the United States of America, State of North Carolina and Beaufort County regarding waterfront property and wetlands.
 5. Any portion of the lot lying below the high water mark of any adjoining creek, stream or ditch as shown on the Map in Plat Cabinet G, Slides 73-9 thru 74-5, Beaufort County Registry.

And Seller covenants and warrants to and with Buyers, their heirs and assigns, that it is seized of the above described lands in fee and has the right to convey the same, that the same are free from all liens and encumbrances except those above set forth, and that subject only thereto Seller will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Seller has caused this Deed to be executed in its name by its Member/Manager, all pursuant to proper authority duly given.

WINFIELD ESTATES, LLC

By: *Jeffery A. Passot*
 Jeffery A. Passot, Member/Manager

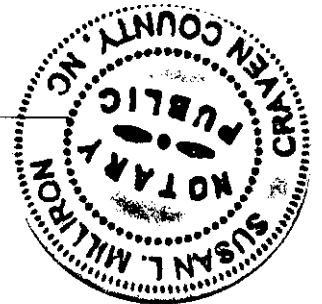
STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

I, SUSAN L. MILLIRON a Notary Public, do hereby certify that JEFFERY A. PASSOT, personally appeared before me this day and acknowledged that he is a Member/Manager of WINFIELD ESTATES, LLC, a North Carolina Limited Liability Company, and further acknowledged the due execution of this document on behalf of WINFIELD ESTATES, LLC.

WITNESS my hand and Notarial Seal, this 25 day of August, 2006.

Susan L. Milliron
 NOTARY PUBLIC



My commission expires: ~~My Commission Expires~~ March 29, 2010

C:\Documents and Settings\KAREN\My Documents\WINFIELD DOCS\c.WINFIELD_ESTATES[1].DEED_7.06_.wpd



JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY REGISTER OF DEEDS
COURTHOUSE BUILDING
112 W. 2ND STREET
WASHINGTON, NC 27889

Filed For Registration: 08/31/2006 09:08:28 AM
Book: RE 1542 Page: 681-683
Document No.: 2006007854
DEED 3 PGS \$17.00
NC REAL ESTATE EXCISE TAX: \$140.00
Recorder: BARBARA TAYLOR

Tom A. 1-2

2006007854

2006007854