

FOR REGISTRATION REGISTER OF DEEDS  
JENNIFER LEGGETT WHITEHURST  
BEAUFORT COUNTY, NC  
2005 SEP 28 03:48:17 PM  
BK: 1479 PG: 861-864 FEE: \$20.00  
NC REVENUE STAMP: \$390.00  
INSTRUMENT # 2005008017

\$390.00  
RS

NORTH CAROLINA  
  
BEAUFORT COUNTY

PREPARED BY CARTER, ARCHIE, HASSELL & HOLBROOK, L.L.P.  
ATTORNEYS AT LAW, POST OFFICE DRAWER 2187  
WASHINGTON, NORTH CAROLINA 27889

THIS DEED, made and given this 28<sup>th</sup> day of September, 2005, by RIVERSIDE PROPERTIES, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Seller"; to DAVID J. LAND and wife, LINDA LAND and MICHAEL P. SHAPIRO and wife, SHANNON DENISE SHAPIRO, whose address is 6348 Gray Sea Way, Columbia, MD 21045, 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 does hereby bargain, sell and convey unto Buyers, their heirs and assigns, in fee simple, the following parcel or tract of land located in Richland Township, Beaufort County, North Carolina, and being more particularly described as follows:

BEING all of Lot 1 of Richland Landing Phase I Subdivision as shown on the Survey by The East Group, dated May 3, 2005, and recorded in Plat Cabinet G, Slides 57-2 through 57-4, Beaufort County Registry. Reference is also made to the Deed to Riverside Properties, LLC recorded in Book 1438, Page 704, Beaufort County Registry.

BEAUFORT COUNTY LAND RECORDS  
LR - FORM001 # 24891  
**ACCEPTED**  
cau 9/28/05  
Land Records Official      Date

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 2005 and subsequent years.
2. Provisions of that Declaration of Restrictive Covenants recorded in Book 1468, Page 841, Beaufort County Registry.
3. Easements for installation of utilities and drainage facilities and access as provided in Declaration in Book 1468, Page 841, Beaufort County Registry, and in Plat Cabinet G, Slides 57-2 through 57-4, 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. Mineral Reservation to Weyerhaeuser Company described in Deed recorded in Book 1438, Page 704, Beaufort County Registry.
6. Sight Easement and Sign Easement at intersection of S.R. 1901 and Marsh Creek Lane as shown in Plat Cabinet G, Slides 57-2 through 57-4, Beaufort County Registry.
7. Right-of-way for S.R. 1901.
8. Rights of others in ditch along the western line.
9. Any portion of the property lying below the high water mark of Bettie Creek.

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

RIVERSIDE PROPERTIES, LLC

By:   
Jeffery A. Passot, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF ~~BEAUFORT~~ CRAVEN

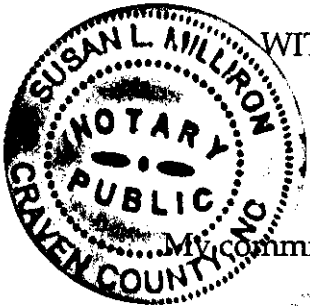
I, SUSAN L MILLIRON a Notary Public, do hereby certify that JEFFERY A. PASSOT, personally and voluntarily appeared before me this day and acknowledged that he is a Member/Manager of RIVERSIDE PROPERTIES, LLC, a North Carolina Limited Liability Company, and further acknowledged the due execution of this document on behalf of the RIVERSIDE PROPERTIES, LLC. The undersigned Notary Public has personal knowledge of the identity of the principal or satisfactory evidence of the principal's identity.

WITNESS my hand and Notarial Seal, this 26 day of September, 2005.

Susan L. Milliron

NOTARY PUBLIC

My commission expires: My Commission Expires March 29, 2010



S:\TOM\PENDING\2219.05618.Deed.Lot1.Land.Shap(9.05).wpd



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

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Filed For Registration: 09/28/2005 03:48:17 PM

Book: RE 1479 Page: 861-864

Document No.: 2005008017

DEED 4 PGS \$20.00

NC REAL ESTATE EXCISE TAX: \$390.00

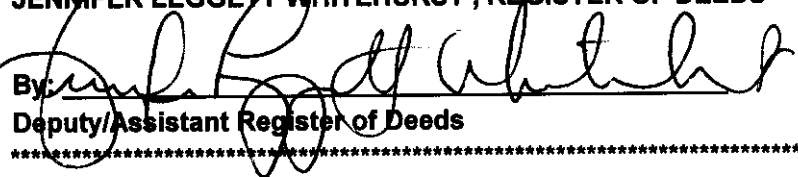
Recorder: JENNIFER L WHITEHURST

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State of North Carolina, County of Beaufort

The foregoing certificate of SUSAN L MILLIRON Notary is certified to be correct. This 28TH of September 2005

JENNIFER LEGGETT WHITEHURST , REGISTER OF DEEDS

By:   
Deputy/Assistant Register of Deeds

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T. Archie

**\*2005008017\***

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