

WAIVES

my warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

1597

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LSB

06/27/2000

FILED

00 JUN 27 AM 11:22

BK 1597PG072

PENDER COUNTY NC 06/27/2000

\$15.00



Real Estate Excise Tax

JOYCE M. SWICEGOOD  
REGISTER OF DEEDS,  
PENDER COUNTY, NC

Excise Tax \$15.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by JE

Mail after recording to

This instrument was prepared by Lawrence S. Boehling

Brief Description for the index

Union Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made June 26, 2000, by and between

GRANTOR

JAMES F. DRAKE AND WIFE, JUDITH M. DRAKE

GRANTEE

TRACY HERRING AND WIFE, MELANIE HERRING

Recorded and Verified  
Joyce M. Swicegood  
Register of Deeds  
Pender County, NC JB

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor 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 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 or parcel of land situated in the Union Township, Pender County, North Carolina and more particularly described as follows:

Located in Union Township, Pender County, N.C. adjacent to and West of the Western Right-of-Way line of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. GRID MONUMENT "TWIN": South 44 degrees 24 minutes 51 seconds West 191.32 feet and South 04 degrees 25 seconds 57 minutes West 684.53 feet to the BEGINNING; and running thence, from the BEGINNING, so located,

- (1) with the Western Right-of-Way line of U.S. Highway No. 117, South 04 degrees 25 minutes 57 seconds West 110.25 feet to an iron pipe in line; thence,
- (2) North 85 degrees 34 minutes 01 seconds West 414.04 feet to an iron pipe in the Richard C. Hall line; thence,
- (3) with said line North 23 degrees 16 minutes 28 seconds East 116.49 feet to an iron pipe in line; thence,
- (4) South 85 degrees 34 minutes 01 seconds East 376.42 feet to the BEGINNING,

containing 1.00 acres more or less and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. during May 1991.

As a reference to the above described tract see Book 742, at Page 720 of the Pender County Registry.

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 742, Page 720.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto unto 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Pender County ad valorem taxes for 2000 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. Pender County zoning and/or subdivision ordinances.
- 5. No mobile homes.
- 6. Homes must have a minimum of 1200 square feet.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

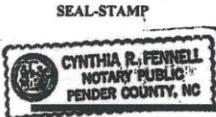
By:

President

ATTEST:

Secretary (Corporate Seal)

*James F. Drake* (SEAL)  
 James F. Drake  
*Judith M. Drake* (SEAL)  
 Judith M. Drake  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)



NORTH CAROLINA, Pender County.  
 I, Cynthia R. Fennell, the undersigned, a Notary Public of the County and State aforesaid, certify that James F. Drake and wife, Judith M. Drake Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of June, 2000.

My commission expires: Nov 28, 2004.

*Cynthia R. Fennell* Notary Public

SEAL-STAMP

NORTH CAROLINA, Pender County.  
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this \_\_\_ day of \_\_, \_\_.

My commission expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of

*Cynthia R. Fennell*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By *Roberta A. Bell* REGISTER OF DEEDS FOR Pender COUNTY  
 Deputy/Assistant-Register of Deeds.

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3148

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0277.jpg

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OK 3148PG277

PENDER COUNTY NC 01/24/2007 \$500.00

FILED

07 JAN 24 PM 4:15



Real Estate Excise Tax 4-8909-0000

JOYCE M. SWICEGOOD REGISTER OF DEEDS PENDER COUNTY, NC

PIN # 3322-44-7653-0000

DATE 1-24-07 INT -ICB

Excise Tax \$500.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by County on the day of 2006 by

Mail after recording to This instrument was prepared by Lawrence S. Boehling Brief Description for the index

Recorded and Verified Joyce M. Swicegood Register of Deeds Pender County, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 24, 2007, by and between

GRANTOR

JAMES F. DRAKE AND WIFE JUDITH M. DRAKE

GRANTEE

MIRANDA RODRIGUEZ a 1/4 undivided interest; ROBERT BADALIAN a 1/4 undivided interest; and ALAN MCMAUGH a 1/2 undivided interest

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor 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 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 or parcel of land situated in Pender County, North Carolina and more particularly described as follows:

TRACT 1:

BEING that 7.93 acre tract, more or less, as shown on a map entitled "Division Map for James F. Drake" recorded in Map Book 34, page 32 of the Pender County Registry reference to which is hereby made for a more particular description.

TRACT 2:

The following described tract having Pender County P.I.N. 3322-44-8909-0000..

Located in Union Township; Pender County, North Carolina lying adjacent to and West of the Western Right-of-Way (75.0 feet from centerline) of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. Grid Monument "TWIN": South 44 Degrees 24 Minutes 51 Seconds West 191.32 feet and South 04 Degrees 25 Minutes 57 Seconds West 794.78 feet to the Beginning; and running thence, from the Beginning, so located,

..... description continued on "EXHIBIT A"

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WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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3148

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BK 3148 PG 278

TO HAVE AND TO HOLD the aforesaid lot 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Pender County ad valorem taxes for 2007 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. Pender County zoning and/or subdivision ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By:

President

*James F. Drake* (SEAL)  
James F. Drake

*Judith M. Drake* (SEAL)  
Judith M. Drake

SEAL-STAMP

STATE OF NORTH CAROLINA, PENDER COUNTY.

I, CYNTHIA R. FENNEL, the undersigned, a Notary Public of the County and State aforesaid, certify that JAMES F. DRAKE AND WIFE, JUDITH M. DRAKE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24 day of JANUARY, 2007.

My commission expires: 11-20-2009

*Cynthia R. Fennell* Notary Public



WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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3148

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DK3148PG279

"EXHIBIT A"

(1) with the Western Right-of-Way line of U.S. Highway No. 117 South 04 Degrees 25 Minutes 57 Seconds West 155.00 feet to an iron pipe at the beginning of a curve in said roadway; thence,

(2) continuing along the Western Right-of-Way line of U.S. Highway No. 117 as it curves to the left the following being traverse courses and distances from point to point along said curved line: South 04 Degrees 06 Minutes 03 Seconds West 46.00 feet, South 04 Degrees 22 Minutes 39 Seconds West 100.00 feet and South 01 Degrees 31 Minutes 23 Seconds West 226.46 feet to an iron pipe in said Right-of-Way line at its intersection with a canal ditch; thence,

(3) down the run of said canal ditch as it meanders in a Westwardly direction with the following being traverse courses and distances from point to point along or near said ditch:

North 59 Degrees 00 Minutes 44 Seconds West 73.55 feet,  
North 72 Degrees 34 Minutes 07 Seconds West 89.65 feet,  
North 78 Degrees 16 Minutes 08 Seconds West 87.71 feet,  
North 83 Degrees 21 Minutes 51 Seconds West 61.09 feet,  
North 79 Degrees 45 Minutes 52 Seconds West 58.70 feet,  
North 79 Degrees 40 Minutes 21 Seconds West 109.07 feet,  
North 59 Degrees 32 Minutes 38 Seconds West 78.39 feet and  
North 57 Degrees 31 Minutes 38 Seconds West 46.63 feet to an iron pipe in said ditch; thence,

(4) North 88 Degrees 51 Minutes 53 Seconds East 22.50 feet to an iron pipe in line; thence,

(5) North 23 Degrees 16 Minutes 28 Seconds East 406.80 feet to an iron pipe in line; thence,

(6) South 85 Degrees 34 Minutes 01 Seconds East 414.04 feet to the

Beginning; containing 5.23-acres more or less and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. during May 1991.

As a reference to the above described tract see Deed Book 742 at Page 717 of the Pender County Registry. Also, see Pender County Tax P.I.N. 3322-44-8909-0000.

WAIVES

my warranty, implied or otherwise, as to the correctness of the information contained herein.

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3397

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PENDER COUNTY NC

01/31/2008

\$30.00



Real Estate Excise Tax

FILED

BK3397PG067

08 JAN 31 AM 10:09

JOYCE M. SWICEGOOD  
REGISTER OF DEEDS  
PENDER COUNTY, NC

PIN #3322-44-4210-0000  
DATE 1/31/08 INTJE

Excise Tax \$30.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
by \_\_\_\_\_

Mail after recording to \_\_\_\_\_  
This instrument was prepared by **Lawrence S. Boehling**

Brief Description for the index

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made **JANUARY 29, 2008**, by and between

GRANTOR

**JAMES F DRAKE AND WIFE,  
JUDITH M DRAKE**

GRANTEE

**KEITH F. TATRO AND WIFE,  
SANDRA K. TATRO  
1006 MALLARD ROOST DR.  
BURGAW, NC 28425**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor 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 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 or parcel of land situated in PENDER County, North Carolina and more particularly described as follows:

**BEING all of Tract "A" consisting of 1.19 acres, more or less, as shown on a map entitled "Division Map for James F. Drake" recorded in Map Book 34 at page 32 of the Pender County Registry reference to which is hereby made for a more particular description.**

Recorded and Verified  
Joyce M. Swicegood  
Register of Deeds  
Pender County, NC

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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3397

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BK 3397PG068

TO HAVE AND TO HOLD the aforesaid lot 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. PENDER County ad valorem taxes for 2008 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. PENDER County zoning and/or subdivision ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*James F. Drake* (SEAL)  
JAMES F. DRAKE  
*Judith M. Drake* (SEAL)  
JUDITH M. DRAKE

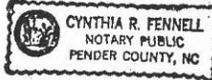
SEAL-STAMP

STATE OF NORTH CAROLINA, PENDER COUNTY.

I, CYNTHIA R FENNEL, the undersigned, a Notary Public of the County and State aforesaid, certify that JAMES F DRAKE AND WIFE JUDITH M DRAKE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24 day of JANUARY, 2008.

My commission expires: 11-20-2009

*Cynthia R. Fennell* Notary Public



SEAL-STAMP

STATE OF NORTH CAROLINA, \_\_\_\_\_ COUNTY.

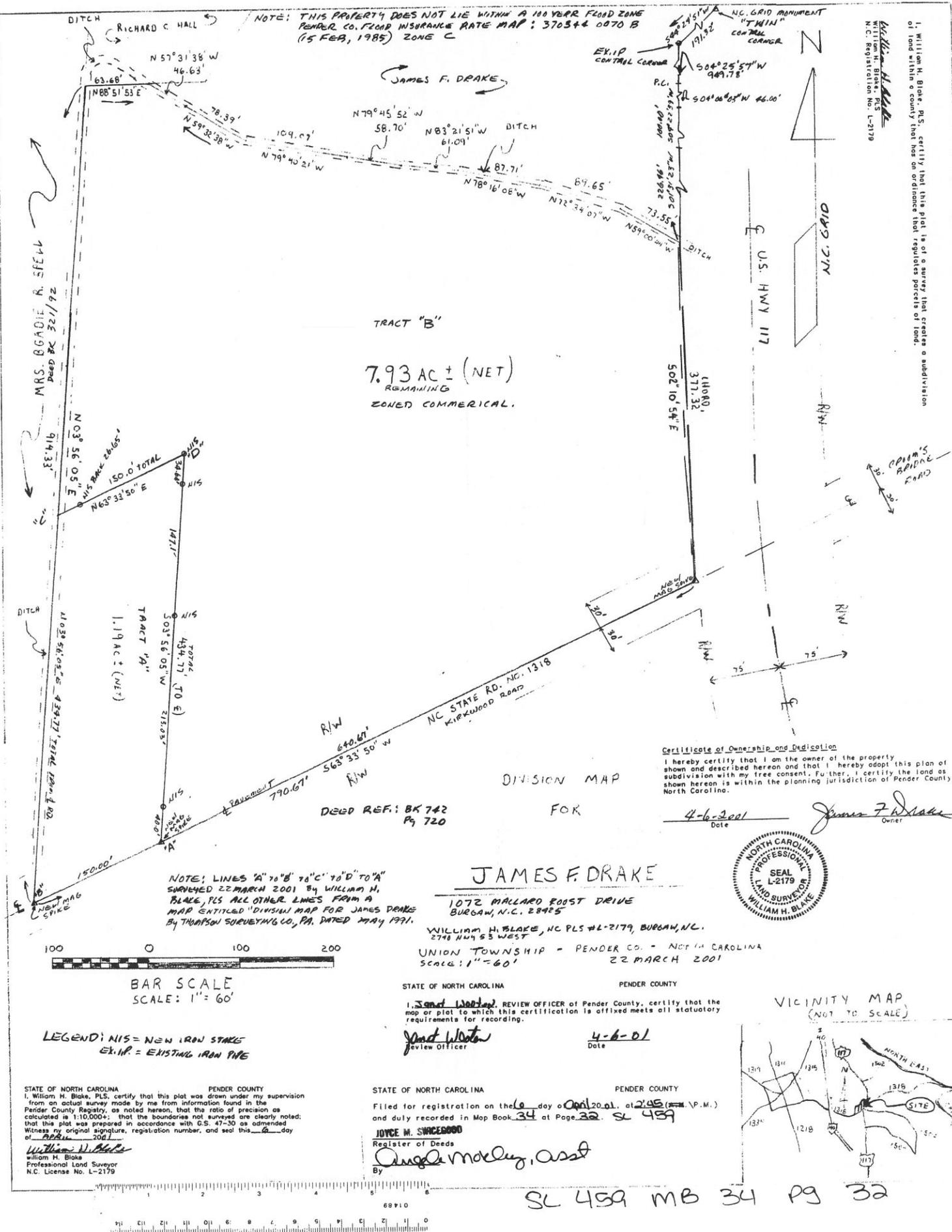
I, \_\_\_\_\_ The undersigned, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor Personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

My commission expires: \_\_\_\_\_

\_\_\_\_\_ Notary Public

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE  
 PENDER CO. FLOOD INSURANCE RATE MAP: 370344 0070 B  
 (15 FEB, 1985) ZONE C

1. William H. Blake, PLS, certify that this plan is of a survey that creates a subdivision of land within a county that has an ordinance that regulates parcels of land.



TRACT "B"  
 7.93 AC ± (NET)  
 REMAINING  
 ZONED COMMERCIAL.

TRACT "A"  
 1.19 AC ± (NET)

Certificate of Ownership and Dedication  
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. Further, I certify the land as shown hereon is within the planning jurisdiction of Pender County, North Carolina.

*James F. Drake*  
 Owner

4-6-2001  
 Date



JAMES F. DRAKE

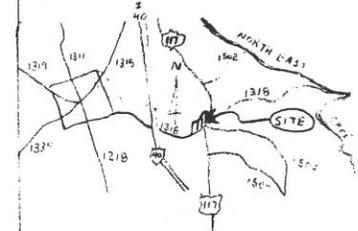
1072 MALLARD EGGST DRIVE  
 BURGAW, N.C. 28425

WILLIAM H. BLAKE, NC PLS #L-2179, BURGAW, N.C.  
 2740 N.W. 53 WEST  
 UNION TOWNSHIP - PENDER CO. - NORTH CAROLINA  
 SCALE: 1" = 60'

STATE OF NORTH CAROLINA PENDER COUNTY  
 I, *Jane Wooten* REVIEW OFFICER of Pender County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

*Jane Wooten*  
 Review Officer  
 4-6-01  
 Date

VICINITY MAP  
 (NOT TO SCALE)



STATE OF NORTH CAROLINA PENDER COUNTY  
 I, William H. Blake, PLS, certify that this plot was drawn under my supervision from an actual survey made by me from information found in the Pender County Registry, as noted hereon, that the ratio of precision as calculated is 1:10,000+; that the boundaries not surveyed are clearly noted; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 6 day of April 2001.

*William H. Blake*  
 William H. Blake  
 Professional Land Surveyor  
 N.C. License No. L-2179

STATE OF NORTH CAROLINA PENDER COUNTY  
 Filed for registration on the 6 day of April 2001, at 2:05 (P.M.) and duly recorded in Map Book 34 at Page 32. SL 459

JOYCE M. SWANERD  
 Register of Deeds  
*Angela Moxley, asst*  
 By

SL 459 MB 34 PG 32



BAR SCALE  
 SCALE: 1" = 60'

LEGEND: NIS = NEW IRON STAKES  
 EX.I.P. = EXISTING IRON PINE