BK2640PG203

PENDER COUNTY NC 04/21/2005
$13.00
STATE OF NORTH CAROLINA Real Estate Excise Tax

FILED
05 APR 21 AM 9:43
JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

PIN # No PIN Needed
DATE INT SS

PIN # No PIN Needed
DATE 4/21/05 INT SS

The attorney preparing this instrument has made no record search or title examination as to the property herein described, unless the same is shown by his written and signed certificate.

Excise Tax $13.00

Recording: Time, Book and Page

Tax Lot No. _____ Parcel Identifier No.: Part of 3380-88-1818-00000

Verified By: _____Pender_____ County on the ____ day of _____,2005.
By:_____

This instrument prepared by Biberstein & Nunalee, Attorneys at Law, P. O. Box 428, Burgaw, NC 28425.

Brief Description for the Index: Tract 2E-1, Holly Township, Pender County, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of March 2005, by and between:

GRANTOR	GRANTEE
WILLIAM DEXTER JACKSON and wife, HELEN BYRD JACKSON	ROBERT I. SWINSON, SR and wife, VIRGINIA S. SWINSON

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 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 real property interest in a tract of land situated in Holly Township, Pender County, North Carolina and more particularly described as follows:

The exclusive right to hunt on and fish from the Property in accordance with and subject to rules and regulations of the State of North Carolina. This right

shall be subject to the rights of the public (if any) existing at the time of this conveyance in any waters on or bordering the Property. This right shall be construed as a real property right in perpetuity. It may be leased, conveyed, or passed by devise or intestate succession as any other interest in real property may. The holder of this right shall have the right to access the Property on foot across other property of the Grantor and shall have vehicular access over any existing roads, in particular those roads shown on the map of the Division of the Ellington-Guy Tract recorded in Map Book 35 at page 27 and 28 of the Pender County Registry. The holder of this right shall repair any damages to roads caused by its use of the roads. The holder of this right may not erect any structures on the Property except temporary deer hunting stands, may not light fires on the Property, may not establish new food plots unless approved by the owner of the Property, and may not clear sight lines for firearms. The holder shall be able to clear and maintain trails to deer hunting stands. If the applicable real property taxing authority values the hunting and fishing rights separately from the Property, the holder of the right shall be responsible for the payment of the taxes. The holder of this right shall indemnify and hold harmless the owners of the Property from any liability resulting from the discharge of firearms on the Property by the holder of this right or their spouses or guests.

Nothing contained in this right shall be construed as preventing the owner of the Property from harvesting timber from the Property, altering the hydrology or topography of the Property, cultivating crops on the Property, erecting structures on the Property, or undertaking any other use of the Property as long as the owners of this right continue to have access to the Property to exercise this right.

The property to which the above grant applies is described as:

Being Tract 2E-1 as shown on that certain map entitled "Wallace Hunting Club-Ellington-Guy Tract (Division of Tract 2)", prepared by Hanover Design Services, PA and being recorded in Map Book 35 at page 28 of the Pender County Registry.

TO HAVE AND TO HOLD the aforesaid rights in said 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. 2005 Pender County ad valorem taxes.
2. County/City zoning ordinances.

3. Restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, 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.

William Dexter Jackson (SEAL)
William Dexter Jackson

Helen Byrd Jackson (SEAL)
Helen Byrd Jackson

STATE OF North Carolina
COUNTY OF Wayne

I, Diana C. Carlson a Notary Public in and for the aforesaid County and State, do hereby certify that William Dexter Jackson and wife, Helen Byrd Jackson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal this the 13th day of April, 2005.

Diana C. Carlson
Notary Public

My Commission Expires: June 2, 2006

The foregoing certificate of Diane C. Carlson, Notary Public, is 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.

JOYCE M. SWICEGOOD
Pender County Register of Deeds

By: Faye Rivette
Deputy/Assistant

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