

Duplin 6, Jr. 1
Len. 2, Jr. 1
Jones 13, Jr. 1

STATE OF NORTH CAROLINA

COUNTY OF JONES

COUNTY OF LENOIR

COUNTY OF DUPLIN

THIS DEED, Made and entered into this 27th day
of June, 1988, by and between Weyerhaeuser Company, a
corporation of the State of Washington, and duly authorized to
do business in the State of North Carolina, party of the first
part, and Hill Miller, party of the second part;

W I T N E S S E T H :

That the said party of the first part, for and in con-
sideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and
other good and valuable considerations to it in hand paid, by
the party of the second part, the receipt of which is hereby
acknowledged, has bargained and sold and by these presents does
bargain, sell and convey unto the said party of the second part,
subject to the mineral reservation and encumbrances as hereinaf-
ter set out, his heirs and assigns, that certain tract or parcel
of land lying and being in Jones County, Lenoir County, and
Duplin County, State of North Carolina, and being more particu-
larly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR A MORE COMPLETE AND
ACCURATE DESCRIPTION OF THIS PROPERTY.

This conveyance is made subject to the following miner-
al reservation and encumbrances:

PREPARED BY:
T. R. THOMPSON, JR.
ATTORNEY AT LAW
AURORA, NORTH CAROLINA

Duplin - Bk. 1003 Pg. 11 6-30-88
Len. - Bk. 879 Pg. 882 7-1-88
Jones - Bk. 204 Pg. 995 7-1-88

- (1) This conveyance is made subject to a reservation of mineral rights which are retained by Weyerhaeuser Company and is stated in substance as follows:

"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, 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."

- (2) The property heretofore described is conveyed subject to all rights of way, easements, pole line permits, governmental regulations, and agreements of record, and like items, and subject also to those governmental regulations, restrictions, rights of way and easements, if any, constituting constructive notice.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all the rights, privileges and appurtenances thereunto belonging unto him, the said party of the second part, his heirs and assigns, subject to the mineral reservation and encumbrances as hereinabove set out, in fee simple forever.

And the said party of the first part, covenants to and with the said party of the second part, his heirs and assigns,

that it is seized of said premises in fee and has a lawful right to convey the same in fee simple; that the same is free and clear of all encumbrances, except for the mineral reservation and encumbrances as hereinabove set out, and that it hereby warrants and will forever defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Weyerhaeuser Company has caused this instrument to be signed in its name by its Vice President, attested by its Assistant Secretary, with its corporate seal hereunto affixed, all by the authority of its Board of Directors duly given, this the day and year first above written.

WEYERHAEUSER COMPANY

By:


Vice President

(CORPORATE SEAL)

ATTEST:


Assistant Secretary

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

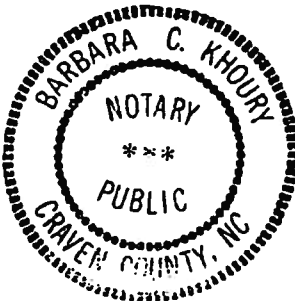
I, Barbara C. Khoury, Notary Public, certify that Linda Holton, personally came before me this day and acknowledged that she is Assistant Secretary of Weyerhaeuser Company, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by J. C. Jessup, Jr., its Vice President, sealed with its corporate seal, and attested by herself as its Assistant Secretary.

My commission expires 2-16-91.

Witness my hand and official seal, this the 27 day of June, 1988.

Barbara C. Khoury
Notary Public

(OFFICIAL SEAL)



PREPARED BY:
T. R. THOMPSON, JR.
ATTORNEY AT LAW
AURORA, NORTH CAROLINA

EXHIBIT "A"

Lying and being in Jones County, Lenoir County and Duplin County, State of North Carolina, and being more particularly described as follows:

Beginning on the North side of the Potter's Hill Road at the Southwest corner of the land of Earl Miller, the direction of said road at said point is substantially East and West, the said Beginning Point is also three feet West of the pasture fence of Earl Miller, and is identified on the map hereinafter referred to by the Figure "1", running thence from said Beginning Point and along Earl Miller's line North 2 degrees 30 minutes East 8.56 chains to a marked pine, thence North 70 degrees East 5.58 chains to a marked pine, thence North 54 degrees 45 minutes East 3.83 chains to a marked pine at the edge of the cleared land, thence North 77 degrees 15 minutes East 3.03 chains to a marked corner on the edge of the field, thence North 36 degrees East 11.63 chains to a marked pine, thence North 63 degrees 30 minutes East 7.74 chains to a marked corner, thence North 70 degrees East 6.23 chains to a marked corner of the C. L. Quinn's land, thence North 20 degrees West 7.51 chains to a marked corner of the Quinn land, thence North 29 degrees West 7.68 chains to Murphy's corner, thence South 68 degrees West with the Murphy's line 22.90 chains to lightwood knot corner, thence North 57 degrees West 26.04 chains to a marked lightwood stump, thence South 8 degrees East 47.33 chains to an iron marker on the North side of the Miller Road, thence South 2 degrees West 17.36 chains to an iron marker, thence North 84 degrees 15 minutes West 15.68 chains to an iron marker on the Pink Hill-Potter's Hill Road, thence along said road South 7 degrees 30 minutes East 7.11 chains, South 3 degrees West 4.00 chains, South 12 degrees 30 minutes West 8.79 chains to an iron marker, thence along a marked line South 84 degrees 30 minutes East 22.77 chains to a marked pine, thence South 4 degrees West 2.61 chains to a stake, thence South 70 degrees 30 minutes East 6.65 chains to a marked pine, thence South 72 degrees 30 minutes East 3.73 chains to a marked pine, thence South 74 degrees 30 minutes East 5.85 chains to an iron marker by a cart road, thence South 88 degrees 30 minutes East 4.52

chains to an iron axle W. C. Heath's corner, thence along a marked line North 10 degrees West 19.61 chains to an iron axle at the edge of said cart road, thence North 35 degrees East 11.69 chains to an iron marker at the edge of a branch, thence North 11 degrees East 11.88 chains to a lightwood stake on the West side of the aforementioned cart road, thence North 87 degrees 45 minutes West 6.21 chains to a marked corner, thence North 10 degrees East 3.11 chains to a marked corner on the Miller road, thence along said road North 87 degrees 45 minutes West 12.88 chains to the Point of Beginning, containing 242 acres, more or less.

The foregoing tract of land was conveyed by J. B. Miller and others to Cape Fear Wood Corporation by deed dated May 7, 1951, and of record in the Office of the Register of Deeds of Duplin County in Book 466, Page 287, and of record in the Office of the Register of Deeds of Lenoir County, North Carolina, in Book 271, Page 253, and to said deed reference is hereby made.

The foregoing land was surveyed by Blake C. Lewis, Registered Surveyor, January, 1954, map of which is attached to that deed from Cape Fear Wood Corporation to North Carolina Pulp Company dated January 21, 1954, and is made a part of this deed and is identified by the following legend: "Map of The North Carolina Pulp Company Cape Fear Wood Corp. Miller Tract, Area: 242 Acres" - Lenoir and Duplin Counties - North Carolina.

This property was conveyed to North Carolina Pulp Company by the following deeds: In the Office of the Register of Deeds of Duplin County in Book 487, Page 460, in the Office of the Register of Deeds of Jones County in Book 116, Page 568, and in the Office of the Register of Deeds of Lenoir County in Book 346, Page 380, and reference is hereby made to said deeds for a more complete and accurate description of this property.