

This instrument drawn by: Samantha Strangman

Checked by: John Anderson

RETURN TO J J ANDERSON, JR., DIVISION OF HIGHWAY AGE PAGE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
305 DIVISION DRIVE, WILMINGTON, NC 28401

2752 0264

NORTH CAROLINA
NEW HANOVER COUNTY
TAX MAP AND LOT RO3200-002-001-000

L. D. NO. R-2633CA
STATE HIGHWAY PROJECT 6.258001B
F. A. PROJECT N/A
PARCEL 015
ROUTE US 17/WILMINGTON BYPASS FROM
US 421 NORTH OF WILMINGTON TO US 117

Stamps: 34.00

THIS FEE SIMPLE DEED, made and entered into this the 1st day of February, 2000, by and between Stephen D. Royal and wife, Patricia C. Royal, Charles A. Royal, Jr. and wife, Faye B. Royal, George Simeon Butler and wife Evelyn B. Butler, Gail Butler Cannady and husband, Wayne Cannady, A. Douglass Royal, Jr. and wife Sharon B. Royal, April Royal Bissette and husband, Edward W. Bissette, Peggy Powell Dreyfous, Co-Trustee for the Mildred Fleming Powell Irrevocable Trust dated March 27, 1986, and Sharon M. Jackson, Co-Trustee for the Mildred Fleming Powell Irrevocable Trust dated March 27, 1986,

3803 Brassfield Oaks, Greensboro, North Carolina 27410

hereinafter referred to as the GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the DEPARTMENT:

WITNESSETH:

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 16,700.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE (subject to any provisions relating to abutters' rights of access which may be hereinafter stated) that certain property located in CAPE FEAR Township, NEW HANOVER County, North Carolina, which is particularly described as follows:

Beginning at a point located southeasterly of and perpendicular to Survey Station 3+90 Survey Line RPD; thence southerly in a straight line to a point located 77.43 feet southeasterly of and perpendicular to Survey Station 4+11.291 Survey Line RPD; thence southwesterly in a straight line towards a point located 98.43 feet northeasterly of and perpendicular to Survey Station 15+23, Survey Line Y1 to the point of intersection with a southwestern property line of the Grantors common to F & B Investment Group, now or formerly; thence northwesterly along and with a southwestern property line of the Grantors as it meanders across Survey Line L to a point located 147.64 feet northwesterly of and perpendicular to Survey Line L; thence northeasterly in a straight line to a point located 147.64 feet northwesterly of and perpendicular to Survey Station 27+00, Survey Line L; thence northeasterly in a straight line to a point located 147.64 feet northwesterly of and perpendicular to Survey Station 31+50, Survey Line L; thence northeasterly in a straight line to a point located 147.64 feet northwesterly of and perpendicular to Survey Station 34+90, Survey Line L; thence northeasterly in a straight line to a point on the northeastern property line of the Grantors located 147.64 feet northwesterly of and perpendicular to Survey Line L, thence southeasterly along a northeastern property line of the Grantors crossing Survey Line L as it meanders to a point on a straight line between a point located 114.83 feet southeasterly of and perpendicular to Survey Station 40+60, Survey Line L and a point located 114.83 feet southeasterly of and perpendicular to Survey Station 34+70, Survey Line L; thence southwesterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 34+70, Survey Line L; thence southwesterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 31+50, Survey Line L; thence southwesterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 27+00, Survey Line L; thence southwesterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 24+38.586, Survey Line L, thence southwesterly in a straight line to a point located 32.81 feet southeasterly of and perpendicular to Survey Station 2+09 882, Survey Line RPD; thence southwesterly in a straight line to a point located 32.81 feet southeasterly of and perpendicular to Survey Station 3+51.291, Survey Line RPD; thence southwesterly in a straight line to the point of beginning.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the New Hanover County Registry in Deed Book 1663 at Page 1336

The final right of way plans showing the above-described property are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N C G S 136-19 4, reference to which plans is hereby made for purposes of further description

NEW HANOVER COUNTY NC 05 25, 2000
\$34.00

RWD-12
Page 1



Real Estate
Excise Tax

2000 MAY 25 AM 10:19

RECORDED AND VERIFIED
MARY SUE GILES
REGISTER OF DEEDS
NEW HANOVER COUNTY, N.C.

Return to: David C. Bayne

635727

This deed is subject to the following provisions only: The Grantors further convey a temporary construction easement which will expire upon completion of the construction of the project, being described as follows: Beginning at a point located 32.81 feet southeasterly of and perpendicular to Survey Station 3+90 Survey Line RPD; thence northeasterly in a straight line to a point located 32.81 feet southeasterly of and perpendicular to Survey Station 3+51.291 Survey Line RPD; thence northeasterly in a straight line to a point located 32.81 feet southeasterly of and perpendicular to Survey Station 2+09.882 Survey Line RPD; thence northeasterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 24+38.586, Survey Line L; thence northeasterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 27+00, Survey Line L; thence northeasterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 31+50, Survey Line L; thence northeasterly in a straight line to a point located 114.83 feet southeasterly of and perpendicular to Survey Station 34+70, Survey Line L; thence northeasterly towards a point located 114.83 feet southeasterly of and perpendicular to Survey Station 40+60, Survey Line L to the point of intersection with a northeastern property line of the Grantors; thence southeasterly along and with the northeastern property line of the Grantors to a point located 147.64 feet southeasterly of and perpendicular to Survey Line L; thence southwesterly in a straight line to a point located 147.64 feet southeasterly of and perpendicular to Survey Station 26+00, Survey Line L; thence southwesterly in a straight line to a point located 147.64 feet southeasterly of and perpendicular to Survey Station 1+49.882, Survey Line RPD; thence southwesterly in a straight line to a point located 158.14 feet southeasterly of and perpendicular to Survey Station 4+20.000, Survey Line RPD; thence northwesterly in a straight line to a point located 72.59 feet southeasterly of and perpendicular to Survey Station 4+20.000, Survey Line RPD; thence northeasterly in a straight line to a point located 77.43 feet southeasterly of and perpendicular to Survey Station 4+11.291, Survey Line RPD; thence northerly in a straight line to the point of beginning.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns, in FEE SIMPLE for the past, present and future use thereof and for all purposes which the said DEPARTMENT is authorized by law to subject the same.

IT IS UNDERSTOOD AND AGREED between the parties hereto that this conveyance is made for the purpose of constructing and establishing upon the right of way hereby conveyed a road or highway designated as State Highway Project 6-258001B, New Hanover County, which road or highway is a controlled access facility as defined by law and the GRANTORS shall have no right of access to said road or highway, except such access as may be provided by way of local service or frontage roads and streets or specific access points as shown and designated as such on the right of way plans for said State Highway Project on file in the office of the DEPARTMENT in Raleigh, North Carolina, and to be recorded in the Register of Deeds Office of New Hanover County pursuant to N.C.G.S. 136-19.4. The access as provided is more particularly described as follows:

NO ACCESS TO THE PROJECT IS PROVIDED.

As to such local service or frontage roads and streets or specific points of access, the GRANTORS reserve unto themselves, their heirs, successors, executors and assigns for the benefit of their remaining property abutters' right of access thereto as at common law; subject, however, to the right of the DEPARTMENT to reasonably regulate said abutter's rights of access in order to protect and safeguard the traveling public.

The GRANTORS by the execution of this instrument, acknowledge that the plans for the above referenced project as they affect their remaining property have been fully explained to them or their authorized representative and they do hereby release the Grantee, its successors and assigns from any and all claims for damages resulting from the construction of said project or from the past, present or future use of said premises herein conveyed for any purpose for which the said DEPARTMENT is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS 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 hereby conveyed subject to the following exceptions: The Grantors agree that the total consideration above, in the amount of \$16,700.00 shall be made payable to Stephen D. Royal, as Agent and shall be disbursed according to the Grantors instructions.

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.

Stephen D. Royal (SEAL)
Stephen D. Royal

Patricia C. Royal (SEAL)
Patricia C. Royal

Charles A. Royal, Jr. (SEAL)
Charles A. Royal, Jr.

Faye B. Royal (SEAL)
Faye B. Royal

George Simeon Butler (SEAL)
George Simeon Butler

Evelyn B. Butler (SEAL)
Evelyn B. Butler

Gail Butler Cannady (SEAL)
Gail Butler Cannady

Wayne Cannady (SEAL)
Wayne Cannady

A. Douglass Royal, Jr. (SEAL)
A. Douglass Royal, Jr.

Sharon B. Royal (SEAL)
Sharon B. Royal

A. Douglas Royal, Jr. (SEAL)
A. Douglas Royal, Jr.

Sharon B. Royal (SEAL)
Sharon B. Royal

April Royal Bissette (SEAL)
April Royal Bissette

Edward W. Bissette (SEAL)
Edward W. Bissette

Peggy Powell Dreyfuss (SEAL)
Peggy Powell Dreyfuss, Co-trustee for the
Mildred Fleming Powell Irrevocable Trust
Dated March 27, 1986.

Sharon M. Jackson (SEAL)
Sharon M. Jackson, Co-trustee for the
Mildred Fleming Powell Irrevocable Trust
Dated March 27, 1986.

ACCEPTED FOR DEPARTMENT OF TRANSPORTATION BY: J. B. Williamson, Jr.
APR 19 2000

STATE OF North Carolina Stokes COUNTY

I, DIANNA J. OSBORN, a Notary Public of the County and State aforesaid, certify that Stephen D. Royal, GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 1st day of FEBRUARY, 2000.

My Commission expires: 5-16-2000

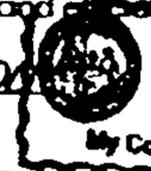


Dianna J. Osborn
Notary Public

STATE OF North Carolina Stokes COUNTY

I, DIANNA J. OSBORN, a Notary Public of the County and State aforesaid, certify that Patricia C. Royal, GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 1st day of FEBRUARY, 2000.

My Commission expires: 5-16-2000

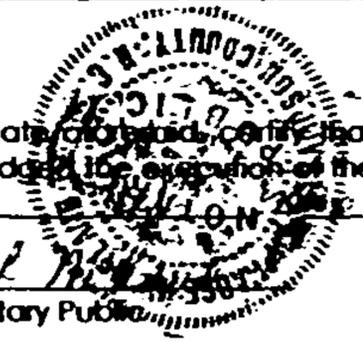


Dianna J. Osborn
Notary Public

STATE OF North Carolina COUNTY

I, MADGE L. MCLAMB, a Notary Public of the County and State aforesaid, certify that Charles A. Royal, Jr., GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15 day of February, 2000.

My Commission expires: May 14 2001

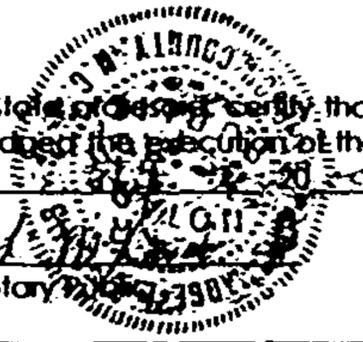


Madge L. McLamb
Notary Public

STATE OF North Carolina COUNTY

I, MADGE L. MCLAMB, a Notary Public of the County and State aforesaid, certify that Faye B. Royal, GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 15 day of February, 2000.

My Commission expires: May 14, 2001

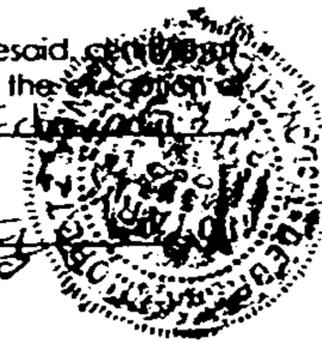


Madge L. McLamb
Notary Public

STATE OF DC McDonnell COUNTY

I, Subra K. Murtu, a Notary Public of the County and State aforesaid, certify that George Simeon Butler, GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 3rd day of February, 2000.

My Commission expires: 3-11-2003



Subra K. Murtu
Notary Public

2752

0267

STATE OF NC McDowell COUNTY

I, Debra H. Grant a Notary Public of the County and State of NC, certify that Evelyn B. Royal GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 3rd day of Feb, 2003.

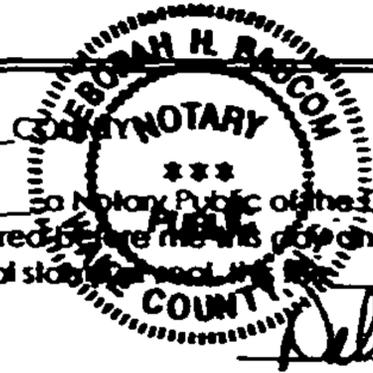
My Commission expires: 3-4-2003

Debra H. Grant
Notary Public

STATE OF NC Wake COUNTY

I, Deborah H. Baucom a Notary Public of the County and State of NC, certify that Gail B. Connolly GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 4 day of Feb, 2002.

My Commission expires: 09-01-2002

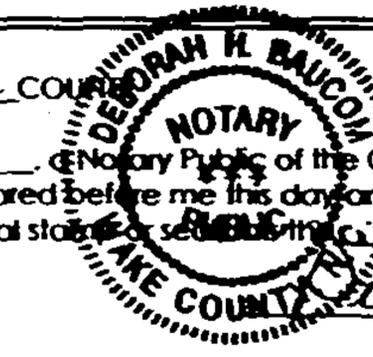


Deborah H. Baucom
Notary Public

STATE OF NC Wake COUNTY

I, Deborah H. Baucom a Notary Public of the County and State of NC, certify that Wayne Connolly GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9 day of Feb, 2002.

My Commission expires: 09-01-2002



Deborah H. Baucom
Notary Public

STATE OF NC Wayne COUNTY

I, Debra H. Grantham a Notary Public of the County and State of NC, certify that A. Douglass Royal, Jr. GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9th day of Feb, 2000.

My Commission expires: 3-19-2001

Debra H. Grantham
Notary Public

STATE OF NC Wayne COUNTY

I, Debra H. Grantham a Notary Public of the County and State of NC, certify that Sharon B. Royal GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9th day of Feb, 2000.

My Commission expires: 3-19-2001

Debra H. Grantham
Notary Public

STATE OF NC Sampson COUNTY

I, Cynthia J. Robinson a Notary Public of the County and State of NC, certify that April Royal Bissette GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 14 day of Feb, 2000.

My Commission expires: May 20, 2001

Cynthia J. Robinson
Notary Public

STATE OF NC Sampson COUNTY

I, Cynthia J. Robinson a Notary Public of the County and State of NC, certify that Edward W. Bissette GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 14 day of Feb, 2000.

My Commission expires: May 20, 2001

Cynthia J. Robinson
Notary Public

2752 9200

STATE OF North Carolina, Sampson COUNTY

I, Timothy W. Howard, a Notary Public of the County and State aforesaid, certify that Peggy Powell Drexler, Co-trustee for the Mildred Fleming Powell Irrevocable Trust dated March 27, 1986. GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument, witnessed by hand and official stamp or seal, this the 18th day of February, 2000.

My Commission expires: 10-18-04



[Signature]
Notary Public

STATE OF North Carolina, Sampson COUNTY

I, Timothy W. Howard, a Notary Public of the County and State aforesaid, certify that Sharon M. Jackson, Co-trustee for the Mildred Fleming Powell Irrevocable Trust dated March 27, 1986. GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 18th day of February, 2000.

My Commission expires: 10-18-04



[Signature]
Notary Public

STATE OF NORTH CAROLINA, New Hanover County

The Foregoing Certificate(s) of Timothy W. Howard, Cynthia J. Robinson, Debra H. Brantburn, Debra H. Bauser, Debra K. MRETZ, Madge L. McLAMB, Dianna J. Osborn

NOTARY (NOTARIES) PUBLIC . (is) (are) certified to be correct.

This 15 day of May, A. D. 2000

MARY SUE OOTS, Register of Deeds
By [Signature]
DEPUTY ASSISTANT