

Bertie County Register of Deeds  
Belinda S. White, Register of Deeds  
Inst# 16577 Book 859 Page 901  
# Pgs: 3 09/29/2006 02:10:52pm  
Excise Tax Paid \$ 13000.00

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UNCERTIFIED

Excise Tax: \$13,000.00

Recording Time, Book and Page

**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 6873-67-2795  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Newby, Sartip, Masel & Casper, LLC, PO box 808, Myrtle Beach, SC 29578

This instrument was prepared by: Daniel D. Khoury, Esquire, Vandeventer Black LLP

File No. 319710002

Brief Description for the index



THIS DEED made this 26<sup>th</sup> day of September, 2006

GRANTOR	GRANTEE
BERTIE, LLC a North Carolina limited liability company	MDB ENTERPRISES, INC. a South Carolina corporation  966 Queens Road Charlotte, NC 28207

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 Whites Township, Bertie County, North Carolina and more particularly described as follows:

See attached "Exhibit A".

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 844, Page 175, Bertie County Registry.

A map showing the above described property is recorded in Map Book B, Page 655, Bertie County Registry.


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. Agreements for Beach Path, Roadway Access and Utilities and Compliance with Federal, State and County Ordinances and Regulations as further described in Deed Book 844, Page 175 of the Bertie County Registry.
2. Easements and Restrictions of record.
3. Ad valorem taxes subsequent to 2006.

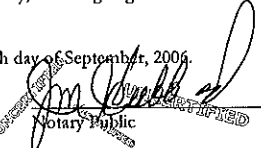
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

By:  \_\_\_\_\_ (Seal)  
Prem Gupta, Manager

STATE OF VIRGINIA  
COUNTY OF Bertie

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that Prem Gupta, personally came before me this day and acknowledged that he is the Manager of Bertie, LLC, a North Carolina limited liability company and that by authority duly given and as the act and deed of the limited liability company, the foregoing instrument was signed in the name of the limited liability company by it's Manager.

Witness my hand and official stamp or seal, this 27th day of September, 2006.

  
Notary Public  
My commission expires 09/27/08



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EXHIBIT A

BEGINNING at a pk nail situated in the centerline of Bal Gra Road (S.R. 1501), said point of beginning being located North 00 deg. 25 min. 17 sec. West 11764.45 feet (N.C. Grid) from North Carolina Geodetic Control Monument "AVOCA", said monument having North Carolina Grid Coordinates of North = 825915.14 and East = 2672698.23; thence proceeding from the point and place of beginning along the centerline of Bal Gra Road North 41 deg. 29 min. 05 sec. West 35.05 feet to a pk nail situated in the Eastern margin of the 25 foot right of way of Old Eden House Farm Road; thence cornering North 51 deg. 33 min. 00 sec. East 643.32 feet to an iron pipe; thence continuing North 51 deg. 33 min. 00 sec. East a distance of 1,286.88 feet to a 36 inch metal pipe; thence cornering South 73 deg. 34 min. 54 sec. East 42.80 feet to a point; center line of a ravine and along the Southern boundary of that property now or formerly owned by Holly Mackey Bell (as more particularly described in Deed Book 749 at Page 827 of the Bertie County Registry) the following courses and distances: North 85 deg. 05 min. 53 sec. East 219.82, South 81 deg. 15 min. 53 sec. East 321.71 feet, South 39 deg. 01 min. 44 sec. East 138.58 feet, South 80 deg. 56 min. 59 sec. East 459.35 feet, South 65 deg. 07 min. 08 sec. East 164.85 feet, South 78 deg. 17 min. 48 sec. East 337.84 feet, South 63 deg. 19 min. 53 sec. East 586.61 feet, South 79 deg. 58 min. 40 sec. East 328.51 feet, North 88 deg. 27 min. 44 sec. East 551.37 feet to a calculated point situated in the Northwestern corner of that property designated as "Parcel B reserved for T. C. Bell Heirs" as shown on that plat captioned "Property of Bertie, LLC" prepared by Coastal Engineering and Surveying, Inc. and recorded in Map Book B, Page 655 of the Public Registry of Bertie County, North Carolina (hereinafter the "Bertie LLC Survey"); thence cornering and proceeding along the Western boundary of the aforementioned Parcel B property South 37 deg. 55 min. 14 sec. East 708.18 feet to an iron pin; thence cornering and proceeding along the Southern margin of the Parcel B property the following courses and distances: North 35 deg. 18 min. 50 sec. East 458.74 feet to a point, thence along the centerline of a 10 foot soil road, North 26 deg. 40 min. 11 sec. East 206.53 feet to a point, North 27 deg. 51 min. 54 sec. East 178.73 and North 31 deg. 27 min. 40 sec. East 74.85 feet to a point situated in the Western edge of the high water mark of the Chowan River, said point also marking the Northeastern corner of Parcel B; thence cornering and proceeding along the Western edge and mean high water mark of the Chowan River the following courses and distances: South 46 deg. 23 min. 11 sec. East 150.30 feet, South 07 deg. 29 min. 03 sec. East 126.93 feet, South 43 deg. 11 min. 51 sec. East 100.81 feet, North 67 deg. 30 min. 17 sec. East 32.10 feet, South 00 deg. 05 min. 59 sec. West 82.35 feet, South 01 deg. 23 min. 57 sec. East 483.66 feet to a point, South 10 deg. 53 min. 11 sec. East 489.07 feet, South 31 deg. 17 min. 24 sec. East 163.97 feet, South 47 deg. 48 min. 19 sec. East 14.10 feet, South 81 deg. 28 min. 13 sec. East 110.20 feet, North 82 deg. 29 min. 08 sec. East 47.70 feet, North 54 deg. 02 min. 14 sec. East 33.87 feet, South 07 deg. 34 min. 33 sec. East 203.85 feet, South 02 deg. 11 min. 03 sec. West 149.73 feet, South 01 deg. 17 min. 17 sec. West 194.43 feet, South 02 deg. 03 min. 03 sec. West 16.56 feet to a calculated point situated in the Northern boundary line of that property now or formerly owned by Bal Gra Development Corporation (as more particularly described in Deed Book 662 at Page 408, Boundary Agreement of the Bertie County Registry), said point also marking the Southeast corner of the property herein conveyed; thence cornering and proceeding along the Northern boundary of the Bal Gra Development Corporation property North 73 deg. 05 min. 28 sec. West 5,756.99 feet to an iron pipe; thence cornering South 51 deg. 33 min. 00 sec. West 665.66 feet to the point and place of beginning, same containing 137.063 acres as shown on the Bertie LLC Survey which reference is made for a more particular description.

Together there is conveyed herewith all rights of non-exclusive ingress, egress and regress to the following access easements:

Access Easement from North Carolina State Road 1501

BEGINNING at a pk nail in the centerline of Bal Gra Road (N.C.S.R. 1501), said point of beginning located North 41 deg. 29 min. 05 sec. West 35.05 feet from a pk nail in the centerline of Bal Gra Road, said point also being the point of beginning of the property above conveyed to Bertie, LLC; thence proceeding from the point and place of beginning along the centerline of Bal Gra Road North 42 deg. 45 min. 27 sec. West 25.07 feet to the pk nail; thence cornering along the Northern edge of a 4 foot ditch and parallel to a 12 foot dirt road also known as "Old Eden House Farm Road" North 51 deg. 33 min. 00 sec. West 3561.40 feet to a point; thence cornering along the South side of access easement described below fording access from U.S. Highway 17 South 42 deg. 31 min. 36 sec. East 25.06 feet to a point; thence cornering and following the Western side of the access easement from U.S. Highway 17 South 51 deg. 03 min. 00 sec. West 3,561.50 feet to the point and place of beginning, said easement described being more particularly designated as "25' Private R/W Old Eden House Farm Road" on the Bertie LLC Survey.

Access Easement from U.S. Highway 17

BEGINNING at a point marked by a 36 foot metal pipe situated in the Northwest corner of the property hereinabove conveyed to Bertie LLC and thence proceeding from the point and place of beginning along the Northern boundary of the Bertie LLC property South 73 deg. 34 min. 54 sec. East 42.80 feet to a point located in the center of a ravine; thence cornering North 51 deg. 33 min. 00 sec. East 1,669.23 feet to a point; thence cornering and proceeding North 42 deg. 31 min. 36 sec. West 667.47 feet to a point in the Southern margin of the 200 foot right of way of U.S. Highway 17; thence cornering and proceeding along the Southern margin of the 200 foot right of way of U.S. Highway 17 South 68 deg. 41 min. 24 sec. West 64.36 feet to a point; thence cornering South 42 deg. 31 min. 36 sec. East 651.39 feet to a point; thence cornering South 51 deg. 33 min. 00 sec. West 1631.21 feet to the point and place of beginning, said easement, being more particularly described as "Access Easement" on the Bertie LLC Survey.

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