

FILED in PAMLICO County, NC  
on Jul 21 2008 at 03:19:19 PM  
by: SUE H. WHITFORD  
REGISTER OF DEEDS  
BOOK 519 PAGE 525

RETURNED TO *Delamar*  
DATE RETURNED *7-25-08*

Prepared by/Return to: Paul J. Delamar, Delamar & Delamar, PLLC, Attorneys at Law, P.O. Box 411, Bayboro, N.C. 28515 (without benefit of a title examination)

N.C. Excise Tax - \$0.00

NORTH CAROLINA

GENERAL WARRANTY DEED

PAMLICO COUNTY

This deed, made and entered into this 17 day of July, 2008, by and between Orval H. Sadler and Rosemarie C. Sadler, Trustees and Beneficiaries of The Sadler Family Trust, hereinafter referred to as "Grantor"; and Orval D. Ireland, hereinafter referred to as "Grantee". Grantee's address is 3439 Florence Rd., Merritt, NC 28556-9587.

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Number Two (2) Township, Pamlico County, North Carolina, and more particularly described as follows:

**Being all of that property listed as First, Second, Third and Fourth Tracts, as shown in the Deed recorded in Book 402, Page 503, Pamlico County Registry, which description is incorporated herein by reference. Said parcels are identified as Pamlico County Tax Parcel No. J043-39, which contains 79.5 acres.**

The property described above was acquired by Grantor by instrument recorded in Book 402, Page 503, Pamlico County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

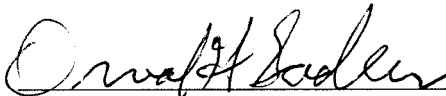
And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all

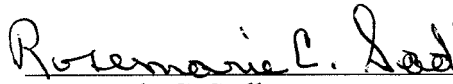
encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

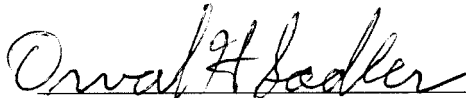
Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any. **The Grantor hereby expressly saves, reserves and excepts out of the grant hereby made, unto itself, its successors and assigns, forever, all ores and 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.**

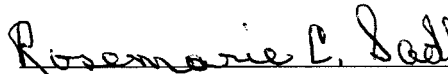
The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first written above.

 (SEAL)  
Orval H. Sadler,  
Trustee of The Sadler Family Trust

 (SEAL)  
Rosemarie C. Sadler,  
Trustee of The Sadler Family Trust

 (SEAL)  
Orval H. Sadler,  
Beneficiary of The Sadler Family Trust

 (SEAL)  
Rosemarie C. Sadler,  
Beneficiary of The Sadler Family Trust

Sumter County, Florida

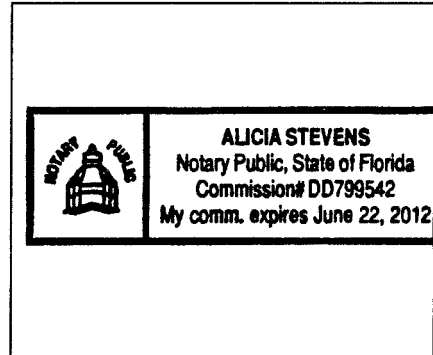
I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Orval H. Sadler, Trustee of the Sadler Family Trust; Orval H. Sadler, Beneficiary of The Sadler Family Trust; Rosemarie C. Sadler, Trustee of The Sadler Family Trust; and Rosemarie C. Sadler, Beneficiary of The Sadler Family Trust.*

Date: July 17 2008

Alicia Stevens  
Official Signature of Notary  
Notary Public

Alicia Stevens  
Notary Public Printed Name

My commission expires: June 22, 2012



**Notary Seal or Stamp Must Appear In Above Box**