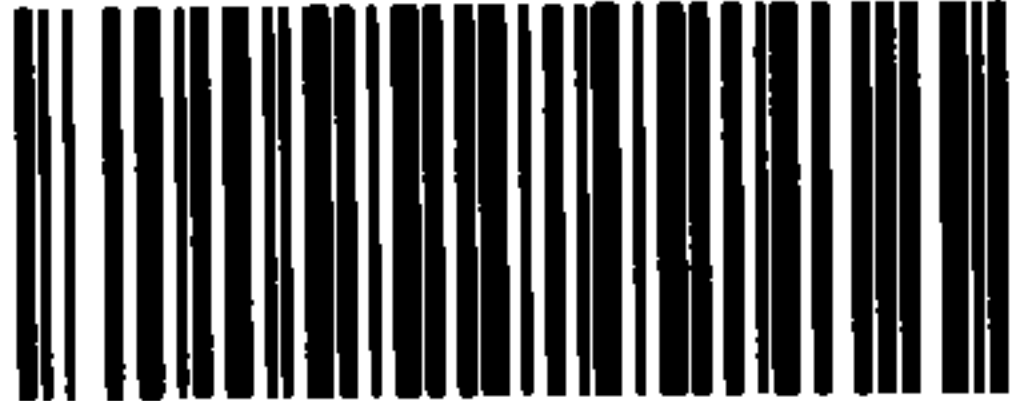


Filed: 11/22/2013 09:11:44 AM
Susan S. Rountree, Register of Deeds
Chowan County, NC
Revenue Tax: \$1,325.00
Land Transfer Tax: \$6,624.00

Book 460 PAGE 864 (4)

402767



Excise Tax

Recording Time. Book and Page

Parcel Identifier No.: #1: 7805-16-82-2893; #2: 7805-16-82-3848; #3: 7805-16-82-2919; #4: 7805-16-83-2064; #5: 7805-16-82-76081 #6: 7804-07-68-7891

Verified by Chowan County on the 22nd day of November, 2013.

by _____ TAX # 13466 \$ 6,624.00

Prepared by and mail after recording to: **Dixon & Thompson Law, PLLC, 117 W. Eden St., Edenton, NC 27932**

Description for the Index: **814, 816, 817 819, 821 Johnston Street, 903 N. Oakum St. & 213 S. Broad St.**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of November, 2013, by and between

GRANTOR

GRANTEE

BCF VENTURES, LLC
a North Carolina Limited Liability Company

COPELAND-SCARBORO, LLC
a North Carolina Limited Liability Company
112 Blount Street
Edenton, NC 27932

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 acknowledge, 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 **Town of Edenton, First Township, Chowan County, North Carolina** and more particularly described as follows:

TRACT 1: 814 Johnston St. (PIN 7805-16-82-2893)BEGINNING at a point in the Eastern margin of the right-of-way of Johnston Street, which point is 225 feet Southwestwardly along said margin from Second Street and running thence Southwestwardly along said margin 75 feet to a stake; thence Southeastwardly and parallel with Second Street 117.5 feet to an alley; thence Northeastwardly along said alley 75 feet; thence Northwestwardly and parallel with Second Street 1217.5 feet to the point of beginning and being the Southern 1/2 of Lot No. 74 and all of Lot 75 as shown on plat of North Edenton duly recorded in the Office of the Register of Deeds of Chowan County in Deed Book I-2, Page 565. For further description and chain of title see Deeds duly recorded as aforesaid in Deed Book 5, Page 193, Deed Book 6 page 165, Deed Book 7, Page 81, all of which are referred to and incorporated herein for a more particular description.

TRACT 2: 816 Johnston St. (Pin 7805-16-82-3848)That certain parcel of land with all buildings and improvements thereon located on the East side of Johnston Street and beginning in the Eastern edge of said street at an iron stake 150 feet Southwardly from Second Street, thence South 36 deg. 30 min. East 117.5 feet to an alley; thence along said alley, South 53 deg. 30 min. West 75 feet; thence North 36 deg. 30 min. East 117.5 feet to an alley; thence along said alley, South 53 deg. 30 min. West 75 feet; thence North 36 deg. 30 min. West 117.5 feet to an iron pipe on the East side of Johnston Street; thence along Johnston Street, North 53 deg. 30 min. East 75 feet to an iron stake, the point of beginning and being all of Lot No. 73 and the Northeast one-half of Lot No. 74 as designated and described on the plat of the subdivision known as North Edenton, which plat is recorded in the Office of the Register of Deeds of Chowan County in Deed Book I-2, Page 565 and is the same property conveyed to Jimmie C. Keeter by deed recorded in the aforementioned office in Deed Book No. 6, Page 69 and by deed to J.

C. Keeter (Jimmie C. Keeter) recorded in the same office in Deed Book No. 7, Page 81, reference to which deed and the instruments of title. Also see deed from Edward H. Stephenson, et al to R. B. Keeter and J. C. Keeter recorded in the aforementioned office in Deed Book 6, Page 165, for further description and chain of title.

TRACT 3: 817 & 819 Johnston Street (PIN 7805-116-82-2919)

Parcel A: That certain lot with all buildings and improvements thereon located on the West side of Johnston Street and BEGINNING at the Western edge of said Street at a point 200 feet Southwardly from Second Street; thence Westwardly and parallel with Second Street 1171/2 feet to an alley; thence Southwardly along the Eastern edge of said alley 50 feet; thence Eastwardly and parallel with Second Street 1171/2 feet to Johnston Street; thence Northwardly along the Western edge of Johnston Street 50 feet to the place of BEGINNING, and designated as Lot No. 107 on plat of North Edenton recorded in Office of Register of Deeds of aforesaid County in Deed Book I#2, page 565, and is the same property conveyed to S. R. Cobb by deed recorded in same office in Deed Book No. 1, pages 101, reference to which deed and the instruments therein mentioned and to aforesaid plat is hereby made for further description and chain of title. Reference is also made to deed from S. R. Cobb and wife to Lillie B. Parks, dated January 25, 1947, registered in Office of Register of Deeds, Chowan County, North Carolina in Deed Book 6, page 482. See also tract 1 in Deed Book 102, Page 593, Chowan County Registry.

Parcel B: That certain lot located on the West side of Johnston Street and BEGINNING at the Western edge of said Street at a point 150 feet Southwardly from Second Street; thence Westwardly and parallel with Second Street 1171/2 feet to an alley; thence Southwardly along the Eastern edge of said alley and parallel with Johnston Street 50 feet; thence Eastwardly and parallel with Second Street 1171/2 feet to Johnston Street; thence Northwardly along the Western edge of Johnston Street Fifty 50 feet to the place of BEGINNING and designated as Lot No. 106 on plat of North Edenton recorded in office of Register of Deeds in aforesaid County in Deed Book I No. 2, page 565, and being the same property conveyed to Lillie B. Parks from R. C. Holland and wife, dated January 19, 1957, recorded in Office of Register of Deeds, Chowan County, North Carolina in Deed Book 13, page 346; reference to which deed and the instruments therein mentioned and to the aforesaid plat is hereby made for further description and chain of title. See also tract 2 in deed recorded in Book 102, Page 593.

TRACT 4: 821 Johnston Street (PIN 7805-16-83-2064) That certain lot lying on the West side of Johnston Street and BEGINNING on said street 100 ft. Southwardly from Second Street, thence running Southwardly along Johnston Street 50 feet, thence running Westwardly between parallel lines 50 ft. apart and parallel with Second Street 1171/2 feet to an alley, which lot is designated as lot #105 on plat of North Edenton recorded in office of Register of Deeds of Chowan County, North Carolina in Deed Book I No. 2, page 565; and being the identical real estate conveyed to E. E. Goodwin and wife, Minnie Goodwin, by deed of record in Deed Book No. 4, page 584, Chowan County Public Registry. See Estate of E. E. Goodwin of record in Estate File No. 80-E-56, Office of Clerk of Superior Court for Chowan County, North Carolina. See also Deed recorded in Deed Book 135, Page 480, Chowan County Registry

TRACT 5: 903 North Oakum St. (PIN 7805-16-82-7608) BEGINNING at a point in the Western margin of the 66 foot right of way for North Oakum Street, where the same intersects the Southwest margin of the 40 foot right of way of Second Street, said point being the Northernmost point of Lot #6 as shown on plat of North Edenton recorded in Deed Book I#2, page 565 of the Chowan County Public Registry; thence from said point of beginning along the Western margin of the aforementioned right of way of North Oakum Street South 20" 30' West 155.5 feet to an iron pipe; thence North 54" West 81.8 feet to an iron pipe in the Southeast margin of the 15 foot right of way of an alley; thence along the margin of the right of way of said alley North 50" 30' East 140 feet to the point of BEGINNING, and being a parcel of land consisting of parcel #6 and parcel #2 as shown on plat of the Haskett-Sutton property, recorded in Plat Book 2, page 48 of the Chowan County Public Registry, the same being the property conveyed to Leroy H. Haskett by deed recorded in Book 10, page 49 and in Book 13, page 247 of the Chowan County Public Registry; reference to which deeds and plat is made for further description and chain of title. See also deed recorded in Book 154, Page 547.

TRACT 6: 213 S. Broad Street, Edenton, NC (PIN 7804-07-68-7891) That certain tract or parcel of land lying and being in the Town of Edenton, First Township, Chowan County, NC, and being more particularly described as follows:

Bounded on the North by the right of way of South Broad Street; bounded on the East by the lands of Harrell and others (Deed Book 11, page 342; Deed Book 214, Page 640) and Kehayes (Deed Book 143, page 538); bounded on the South by the right of way of Court Street; and bounded on the West by the lands of Chowan County (Deed Book 14, page 164) and Dunn and others (Deed Book 174, page 463), and being .79 acre by coordinates according to survey dated April 15, 1996 made by Mark D. Pruden, Registered Land Surveyor L-3065 entitled "Survey for Ten Ways of Edenton, LLC", said survey being recorded at Book 223, page 182 and referenced for more particular description by metes and bounds of said property being conveyed and made a part hereof for further description and chain of title.

SUBJECT TO a ten-foot right of way as shown on aforementioned survey.

LESS AND EXCEPT that particular tract of land conveyed by General Warranty Deed in Book 238, page 179 for the parking lot.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 302, Page 550, Book 314, Page 4, Book 301, Page 722, and Book 350, Pages 22, 25, 27, 29, and 31, Chowan County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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.


Title to the property hereinabove described is subject to the following exceptions:

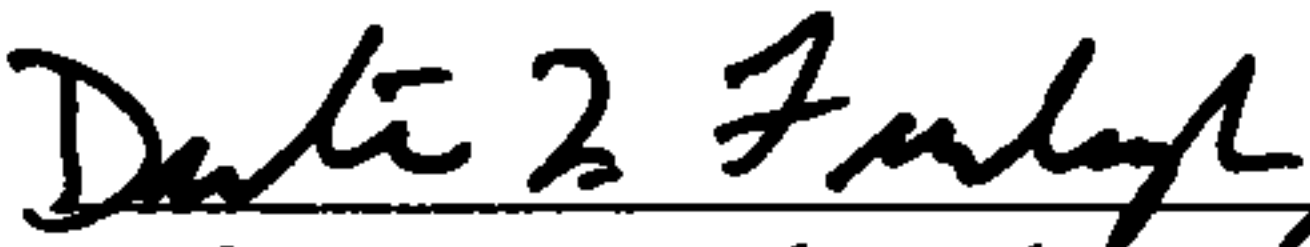
The above described tract is subject to any easements, rights of way, declarations and restrictions that appear of record, including but not limited to the restrictive covenants recorded in

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by all of its Members Managers, all by authority duly given, the day and year first above written.

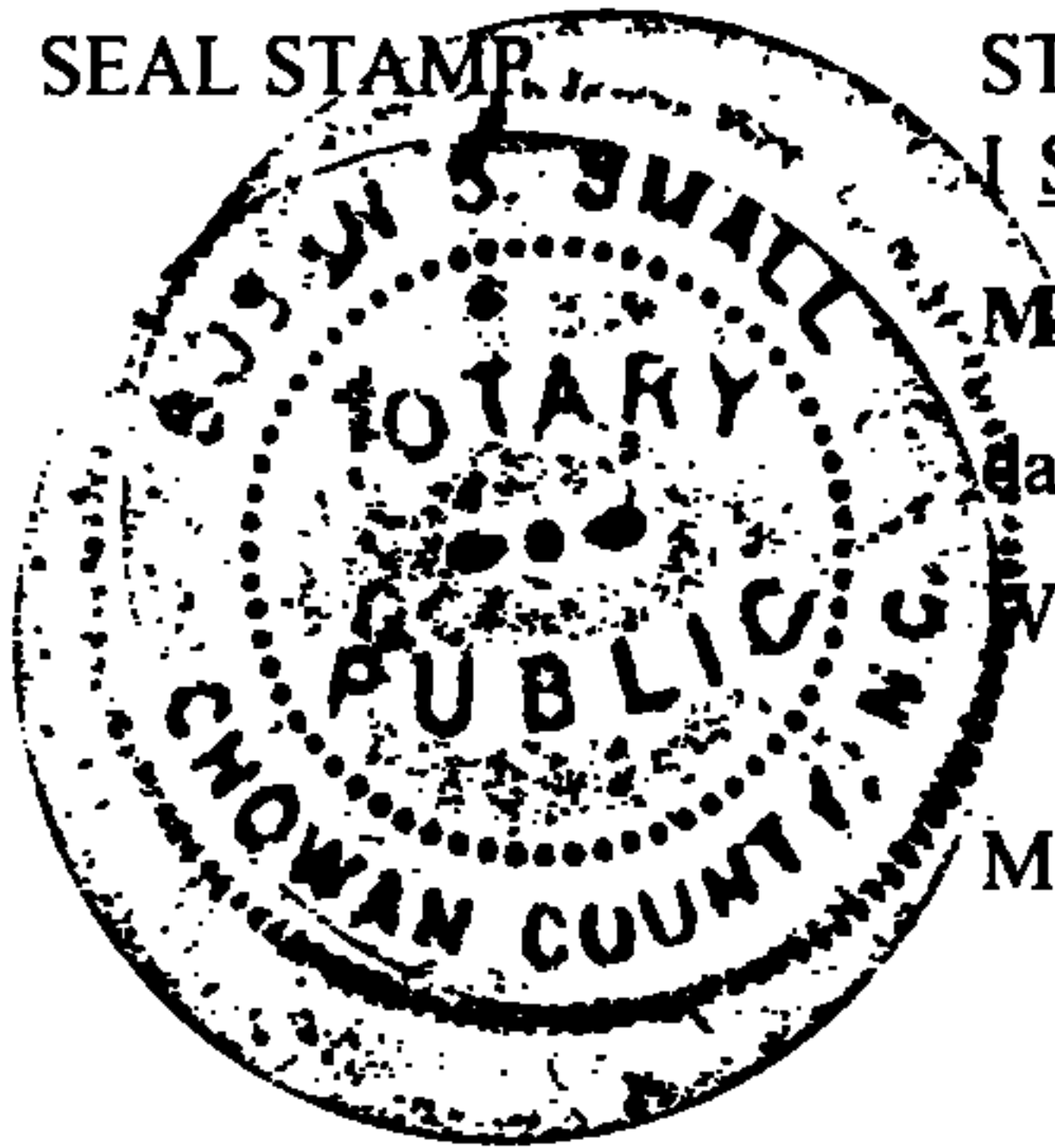
BCF VENTURES, LLC

 (SEAL)
Luther C. Copeland, Jr., Member/Manager

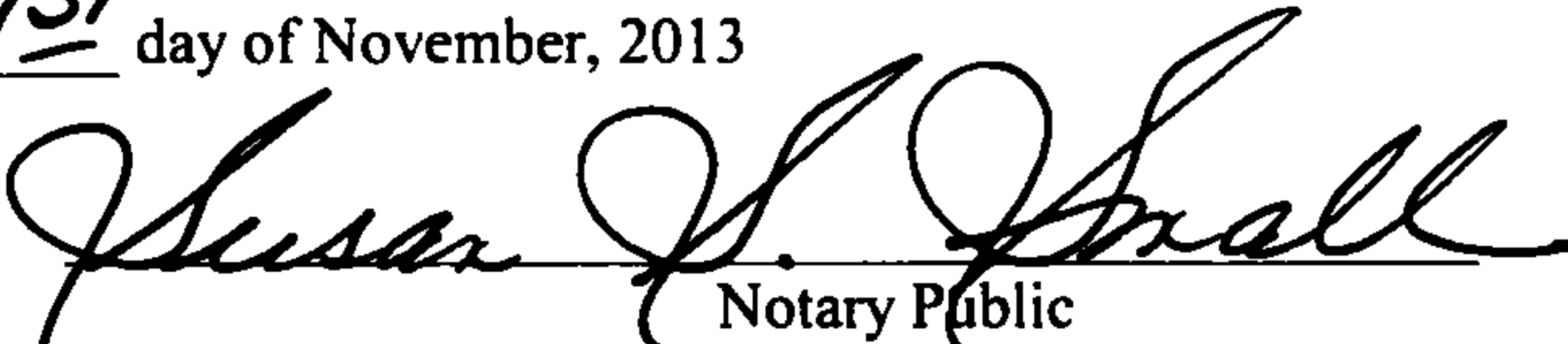
 (SEAL)
William Cullen Baker, Jr., Member/Manager

 (SEAL)
Dalton L. Furlough, Member/Manager

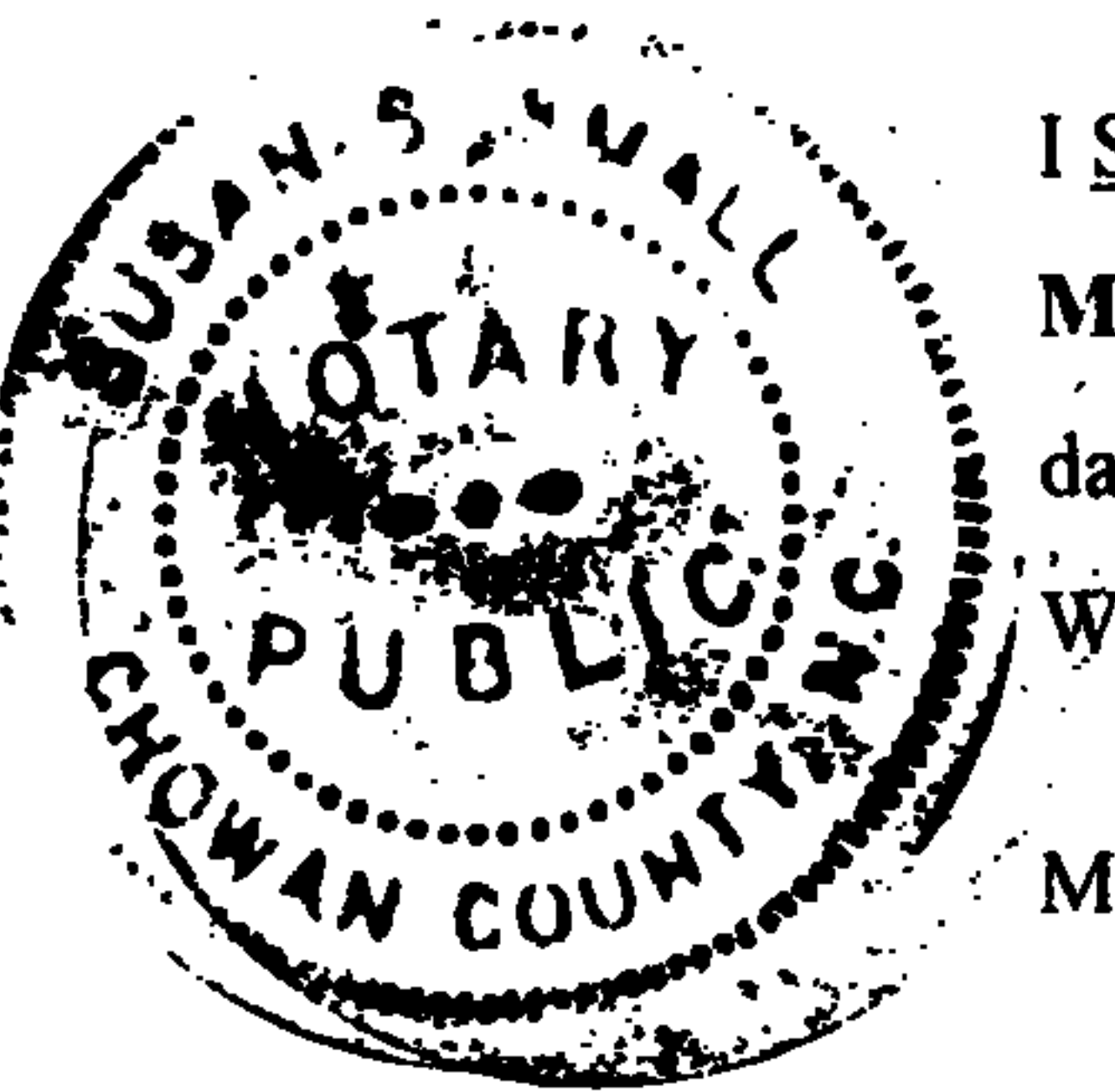
SEAL STAMP



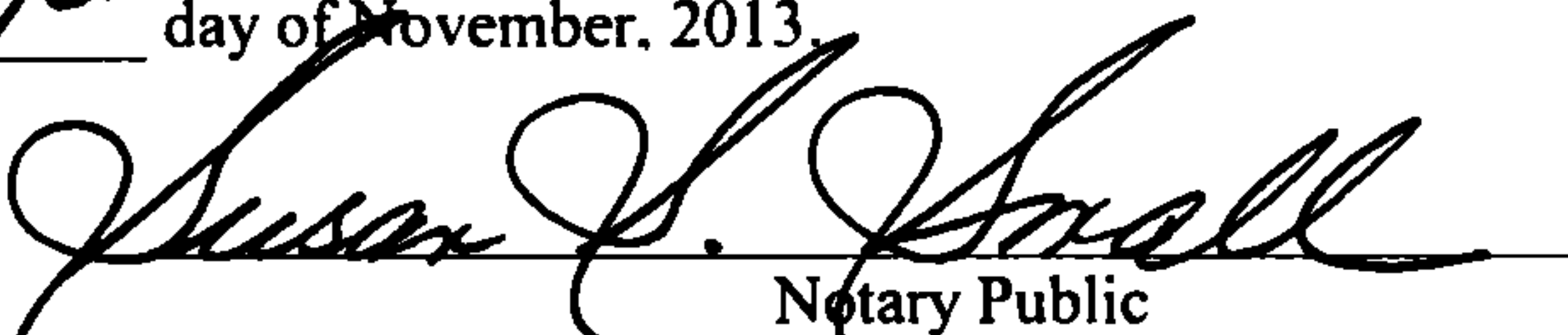
STATE OF NORTH CAROLINA - COUNTY OF CHOWAN
I Susan S. Small, a Notary Public of the County and State aforesaid, certify that **Luther C. Copeland, Jr.**
Member/Manager of BCF Ventures, LLC, a Limited Liability Company, personally appeared before me this
day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 21ST day of November, 2013
My commission expires: 4/17/2017


Notary Public

SEAL STAMP

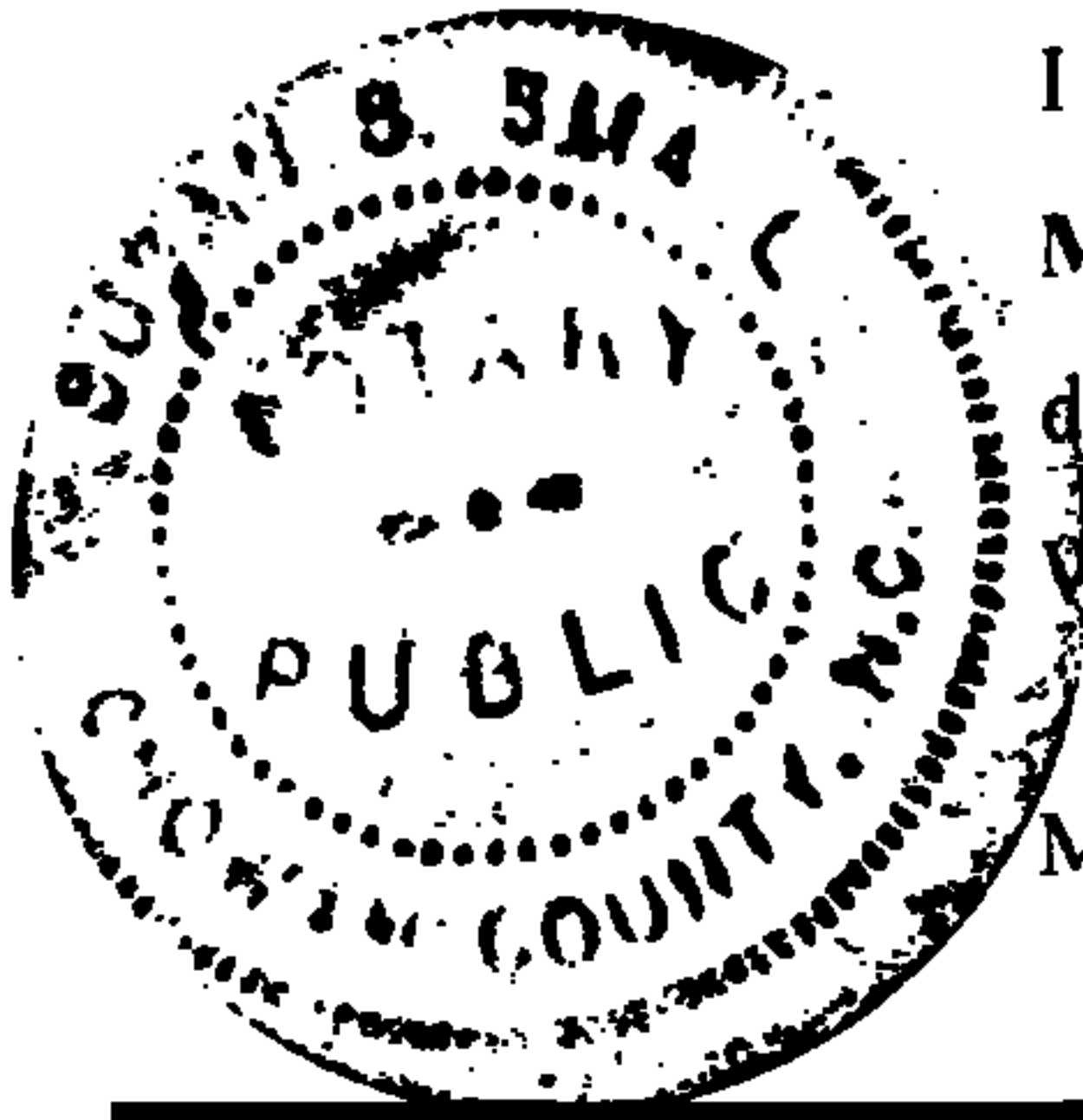


STATE OF NORTH CAROLINA - COUNTY OF CHOWAN
I Susan S. Small, a Notary Public of the County and State aforesaid, certify that **William Cullen Baker, Jr.**, a
Member/Manager of BCF Ventures, LLC, a Limited Liability Company, personally appeared before me this
day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 21ST day of November, 2013
My commission expires: 4/17/2017


Notary Public

SEAL STAMP

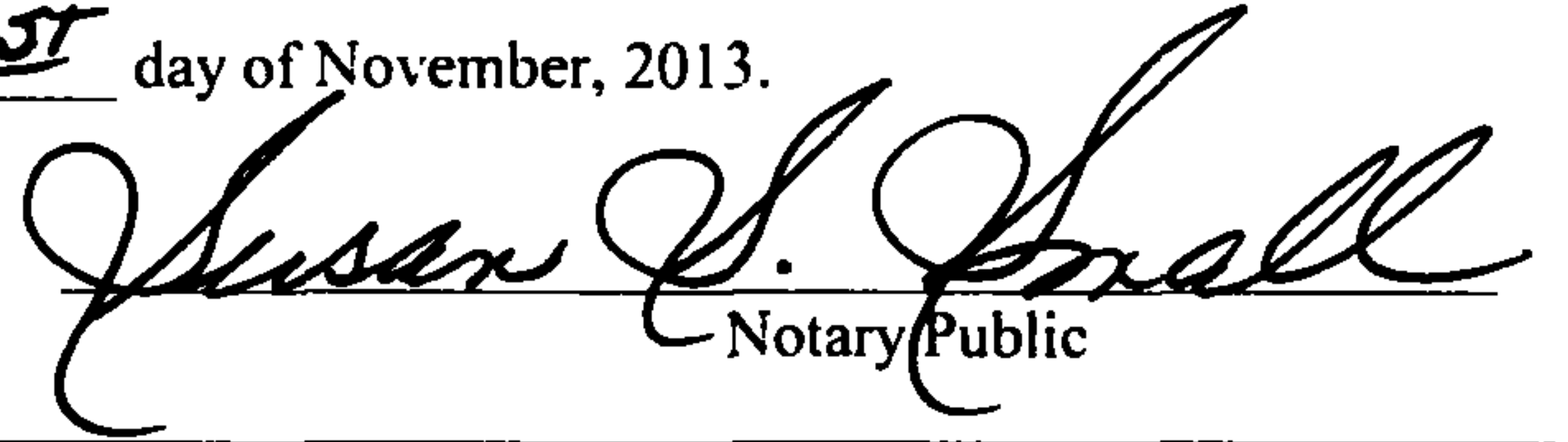
STATE OF NORTH CAROLINA - COUNTY OF CHOWAN



I Susan S. Small, a Notary Public of the County and State aforesaid, certify that **Dalton L. Furlough**, a **Member/Manager of BCF Ventures, LLC, a Limited Liability Company**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21ST day of November, 2013.

My commission expires: 4/17/2017


Notary Public

Dixonthompsonfile: 201484