

NORTH CAROLINA
CARTERET COUNTY

Parcel # ^{715600 701455}
1425.00.49.9436
^{7445 00 42 7281}
^{742500 88 1301}

THIS DEED, made and entered into this 3rd day of May, 2002, by and between
**LUKENS ISLAND LAND AND TIMBER COMPANY, formerly LUKENS ISLAND
HUNTING CLUB, INC.,** a North Carolina Corporation, party of the first part; and **LUKENS
ISLAND TIMBER ENTERPRISES, LLC,** a North Carolina Limited Liability Company,
whose address is P.O. DRAWER 1428, NEW BERN, NC 28563-1428, party of the second
part;

WITNESETH;

That said party of the first part, for and in consideration of the sum of Ten Dollars
(\$10.00) and other valuable considerations to said party 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, subject to the reservations and limitations provided herein, unto to the
party of the second part, said party's successors and assigns, the following described property,
to wit:

All those certain tracts and parcels of land and appurtenant rights more
particularly described on **EXHIBIT A** attached hereto and incorporated herein
by reference. It being the intent by this deed to convey all property owned by
Lukens Island Land and Timber Company, formerly Lukens Island Hunting
Club, Inc. to Lukens Island Timber Enterprises, LLC.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances
thereunto belonging to the party of the second part, said party's successors and assigns forever,
subject to the reservations and limitations provided herein.

And the party of the first part does covenant that said party is seized of said property in
fee and has the right to convey the same in fee simple; that the same is free from encumbrances
except any encumbrances and restrictions mentioned above and that said party will warrant and
defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed under seal and in such form as to be binding, all by authority duly given, this the day and year first above written.

LUKENS ISLAND
LAND AND TIMEBER COMPANY

BY: Thomas E. Matthews, Jr.
PRESIDENT

(corporate seal)

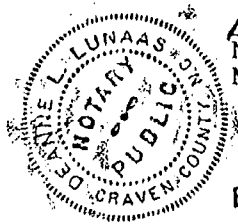
ATTEST:

Edward Burton
SECRETARY

STATE OF NORTH CAROLINA
COUNTY OF Craven

I, DEANNE L. LUNAAS, a Notary Public of the aforesaid County and State, do hereby certify that E. EDWARD BURTON, MD, personally appeared before me this day and acknowledged he is _____ Secretary of Lukens Island Land and Timber Company, a North Carolina Corporation, and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by THOMAS E. MATTHEWS, JR., its _____ President, sealed with its corporate seal, and attested by himself as its _____ Secretary.

WITNESS my hand and notarial seal, this the 3rd day of May, 2002.



Deanne L. Lunaas
Notary Public

My Commission Expires: 4-25-2005

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STATE OF NORTH CAROLINA
COUNTY OF CARTERET

The foregoing certificate of DEANNE L. LUNAAS, a Notary Public of Craven County, North Carolina is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Carteret County, North Carolina, in Book 942 Page 301

This the 21 day of May, 2002, at 3:10 o'clock P.M.

Melanie Curren
Register of Deeds

BY: Nancy Harris
Deputy Register of Deeds

EXHIBIT A

All those certain tracts and parcels of land and appurtenant rights lying and being situate in Merimon Township, Carteret County, North Carolina, and being more particularly described as follows:

TRACT 1:

Beginning at a point in the centerline of a sixty foot right-of-way (said beginning point is sometimes referred to herein as POINT "CIRCLE"). The point of beginning is located the following courses and distances from the intersection of the centerline of the 100' in width easement described in Book 381, Page 1, with the southern line of the property conveyed to Henderson timberlands, Ltd. by deed recorded in Book 662, Page 102:

North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" West 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,699.46 feet to the point of beginning (said point being referred to as POINT "CIRCLE"). THENCE FROM SAID POINT OF BEGINNING SO LOCATED, along and with the centerline of the aforesaid sixty foot right-of-way the following three courses:

North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence along and with a ditch North 62° 39' 31" West 3,969.31 feet to a point; thence North 05° 45' 00" West 98.74 feet to a point; thence North 40° 20' 00" West 188.10 feet to a point; thence North 33° 15' 00" East 446.16 feet to a point; thence North 14° 55' 00" West 709.50 feet to a point; thence North 15° 55' 00" West 397.32 feet to a point; thence North 70° 30' 00" East 218.46 feet to a point; thence South 64° 10' 00" East 3,887.60 feet to a point; thence North 57° 00' 00" East 1,688.28 feet to a point (said point hereinafter referred to as POINT "STAR"); thence South 24° 50' 00" West 1,444.82 feet to a point; thence South 64° 10' 00" East 3,479.95 feet to a point; thence South 16° 40' 00" West 479.82 feet to a point; thence South 34° 40' 00" West 539.22 feet to a point; thence South 25° 15' 00" East 195.36 feet to a point; thence North 66° 45' 00" East 376.86 feet to a point; thence North 53° 25' 00" East 289.08 feet to a point; thence North 70° 45' 00" East 632.94 feet to a point; thence North 82° 00' 00" East 325.38 feet to a point; thence South 77° 05' 00" East 693.66 feet to a point; thence South 36° 10' 00" East 204.60 feet to a point; thence South 82° 00' 00" East 135.30 feet to a point; thence South 44° 05' 00" East 351.12 feet to a point; thence South 66° 35' 00" East 691.02 feet to a point; thence South 27° 40' 00" East 335.28 feet to a point; thence South 15° 55' 00" West 194.70 feet to a point; thence South 60° 45' 00" West 122.10 feet to a point; thence South 33° 20' 00" East 173.58 feet to a point; thence South 04° 20' 00" East 453.42 feet to a point; thence North 71° 00' 00" East 351.12 feet to a point; thence North 36° 20' 00" East 803.22 feet to a point; thence South 37° 50' 00" East 533.94 feet to a point; thence South 10° 25' 00" West 482.46 feet to a point; thence North 45° 15' 00" East 889.68 feet to a point; thence South 81° 05' 00" East 730.62 feet to a point; thence North 34° 35' 00" East 462.66 feet to a point; thence North 86° 25' 00" East 525.36 feet to a point; thence South 37° 10' 00" East 787.38 feet to a point; thence South 17° 20' 00" West

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745.80 feet to a point; thence South 86° 25' 00" West 300.96 feet to a point; thence South 25° 40' 00" West 413.16 feet to a point; thence South 56° 00' 00" West 454.74 feet to a point; thence South 19° 00' 00" West 642.18 feet to a point; thence North 89° 25' 00" West 613.80 feet to a point; thence South 31° 40' 00" East 656.70 feet to a point; thence South 20° 45' 00" West 386.10 feet to a point; thence North 80° 40' 00" East 462.00 feet to a point; thence South 27° 10' 00" East 240.24 feet to a point; thence South 68° 45' 00" East 532.62 feet to a point; thence South 26° 40' 00" East 971.52 feet to a point; thence South 58° 30' 00" West 712.80 feet to a point; thence South 21° 50' 00" East 375.54 feet to a point; thence South 10° 30' 00" West 310.86 feet to a point; thence South 22° 25' 00" West 396.00 feet to a point; thence South 63° 45' 00" West 287.10 feet to a point; thence South 39° 00' 00" West 208.56 feet to a point; thence South 10° 30' 00" East 285.12 feet to a point; thence South 17° 50' 00" West 143.22 feet to a point; thence South 33° 50' 00" East 168.96 feet to a point; thence South 10° 30' 00" East 230.02 feet to a point; thence South 79° 28' 26" West 348.45 feet to a point; thence North 49° 47' 34" West 658.49 feet to a point; thence South 80° 55' 46" West 263.65 feet to a point; thence South 30° 03' 39" West 3,379.64 feet to the point or place of beginning.

SAVING AND EXCEPTING from the above-described property that portion of the property located within 30 feet of the following described line: Beginning at the beginning point of the above-described property (said point of beginning being the point previously designated POINT "CIRCLE"). Thence from said point of beginning North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point. The property being excepted is that portion of the property which is located within the sixty foot right-of-way line which is appurtenant to the above-described property.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress, regress, further subdivision, and the installation and maintenance of utilities to and from the northern end of the easement recorded in Book 381, Page 1, to and from the above-described property over, under, and upon the following described 60' in width right of way: The centerline of the 60' in width right of way is more particularly described as follows: Beginning at the centerline of the northern end of the 100' in width easement described in Book 381, Page 1; thence North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" East 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,669.46 feet to a point (said point being the point previously designated POINT "CIRCLE"); thence North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence South 72° 01' 51" West 30 feet to a point; thence North 62° 39' 31" West 3,969.31 feet to a point.

FURTHER TOGETHER with a non-exclusive perpetual easement for ingress and regress to and from the public road and to and from the beginning of the easement described above over and upon the 100' in width easement described in Book 381, Page 1, in the office of the Register of Deeds of Carteret County. This easement crosses the property known as the Open Grounds Farm.

The above-described property is conveyed subject to the reservation of mineral rights reserved by International Paper Company, Weyerhaeuser Company, Shell Oil Company and John L. Roper Lumber Company.

The above-described property is shown and depicted on the survey entitled "Lukens Island Hunting Club, Inc.," prepared by James I. Phillips, RLS and Associates dated July, 1992 recorded in Map Book 28, Pages 385-386, in the office of the Register of Deeds of Carteret County.

This being the same property described in that certain deed from Henderson Timberlands, Ltd. to Lukens Island Hunting Club, Inc. as recorded in Book 696, Page 160 and amended by Deed of Correction recorded in Book 798, Page 724, Carteret County Registry.

TRACT 2:

Beginning at a point in the centerline of a sixty foot right-of-way (said beginning point is sometimes referred to herein as POINT "TRIANGLE"). The point of beginning is located the following courses and distances from the intersection of the centerline of the 100' in width right-of-way described in Book 381, Page 1, with the southern line of the property conveyed to Henderson timberlands, Ltd. by deed recorded in Book 662, Page 102:

North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" West 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,699.46 feet to a point; North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence South 72° 01' 51" West 2,342.55 feet to a point; thence South 72° 24' 05" West 2,859.13 feet to a point; thence South 71° 08' 48" West 1,247.56 feet to a point; thence North 67° 00' 46" West 179.68 feet to a point; thence North 25° 27' 14" West 4,809.85 feet to the point or place of beginning. (Said point of beginning sometimes hereinafter referred to as POINT "TRIANGLE"). THENCE FROM SAID POINT OF BEGINNING SO LOCATED, South 64° 43' 15" West 5,175.99 feet to a point; thence North 28° 00' 32" East 1,000.00 feet to a point; thence North 41° 16' 25" East 1,226.97 feet to a point; thence North 22° 05' 00" East 759.66 feet to a point; thence North 63° 00' 00" East 260.04 feet to a point; thence South 72° 15' 00" East 318.12 feet to a point; thence North 45° 10' 00" East 549.12 feet to a point; thence North 09° 40' 00" East 159.06 feet to a point; thence South 72° 20' 00" West 227.70 feet to a point; thence North 85° 00' 00" West 209.22 feet to a point; thence North 00° 25' 00" West 327.36 feet to a point; thence North 45° 15' 00" East 172.93 feet to a point; thence North 51° 55' 00" East 495.66 feet to a point; thence North 73° 05' 00" East 272.58 feet to a point; thence North 70° 35' 00" West 278.52 feet to a point; thence North 10° 50' 00" East 285.12 feet to a point; thence South 54° 55' 00" West 306.24 feet to a point; thence North 50° 10' 00" West 291.72 feet to a point; thence South 50° 15' 00" West 170.94 feet to a point; thence North 33° 50' 00" West 147.18 feet to a point; thence North 10° 00' 00" West 300.30 feet to a point; thence North 38° 55' 00" West 380.82 feet to a point; thence North 36° 50' 00" East 223.74 feet to a point; thence North 78° 45' 00" East 358.38 feet to a point; thence South 68° 15' 00" East 258.72 feet to a

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point; thence North 29° 55' 00" East 444.18 feet to a point; thence South 67° 10' 00" East 436.92 feet to a point; thence North 43° 03' 00" East 636.90 feet to a point; thence North 29° 40' 00" East 750.42 feet to a point; thence North 66° 10' 00" West 181.50 feet to a point; thence South 71° 10' 00" West 386.10 feet to a point; thence North 59° 10' 00" West 386.76 feet to a point; thence North 48° 20' 00" East 667.26 feet to a point; thence South 86° 50' 00" East 483.80 feet to a point; thence South 04° 34' 36" East 2,346.51 feet to a point; thence South 04° 34' 36" East 1,048.46 feet to a point; thence South 10° 53' 20" West 241.56 feet to a point; thence South 25° 31' 04" East 1,178.89 feet to the point or place of beginning.

SAVING AND EXCEPTING from the above-described property that portion of the property located within 30 feet of the following described line: Beginning at the beginning point of the above-described property (said point of beginning being the point previously designated POINT "TRIANGLE"). Thence from said point of beginning South 64° 43' 15" West 5,175.99 feet to a point. The property being excepted is that portion of the property which is located within the sixty foot right-of-way which is appurtenant to the above-described property.

SAVING AND EXCEPTING from the above-described property that portion of the property located within 30 feet of the following described line: Beginning at the beginning point of the above-described property (said point of beginning being the point previously designated POINT "TRIANGLE"). Thence from said point of beginning North 25° 31' 04" West 1,178.89 feet to a point; thence North 10° 53' 20" East 241.56 feet to a point; thence North 04° 34' 36" West 1,048.46 feet to a point; thence North 04° 34' 36" West 2,346.51 feet to a point. The property being excepted is that portion of the property which is located within the sixty foot right-of-way which is appurtenant to the above-described property.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress, regress, further subdivision, and the installation and maintenance of utilities to and from the northern end of the easement recorded in Book 381, Page 1, to and from the above-described property over, under, and upon the following described 60' in width right of way: The centerline of the 60' in width right of way is more particularly described as follows: Beginning at the centerline of the northern end of the 100' in width easement described in Book 381, Page 1; thence North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" West 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,669.46 feet to a point (said point being the point previously designated POINT "CIRCLE"); thence North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence South 72° 01' 51" West 2,342.55 feet to a point; thence South 72° 24' 05" West 2,859.13 feet to a point; thence South 71° 08' 48" West 1,247.56 feet to a point; thence North 67° 00' 46" West 179.68 feet to a point; thence North 25° 27' 14" West 4,809.85 feet to a point (said point sometimes referred to as POINT "TRIANGLE"); thence South 64° 43' 15" West 5,175.99 feet to a point.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress, regress, further subdivision, and the installation and maintenance of utilities to and from the northern end of the easement recorded in Book 381, Page 1, to and from the above-described property over, under, and upon the following described 60' in width right of way: The centerline of the 60' in width

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right of way is more particularly described as follows: Beginning at the centerline of the northern end of the 100' in width easement described in Book 381, Page 1; thence North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" West 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,669.46 feet to a point (said point being the point previously designated POINT "CIRCLE"); thence North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence South 72° 01' 51" West 2,342.55 feet to a point; thence South 72° 24' 05" West 2,859.13 feet to a point; thence South 71° 08' 48" West 1,247.56 feet to a point; thence North 67° 00' 46" West 179.68 feet to a point; thence North 25° 27' 14" West 4,809.85 feet to a point (said point sometimes referred to as POINT "TRIANGLE"); thence North 25° 31' 04" West 1,178.89 feet to a point; thence North 10° 53' 20" East 241.56 feet to a point; thence North 04° 34' 36" West 1,048.46 feet to a point; thence North 04° 34' 36" West 2,346.51 feet to a point.

FURTHER TOGETHER with a non-exclusive perpetual easement for ingress and regress to and from the public road and to and from the beginning of the easements described above over and upon the 100' in width easement described in Book 381, Page 1, in the office of the Register of Deeds of Carteret County. This easement crosses the property known as the Open Grounds farm.

The above-described property is conveyed subject to the reservation of mineral rights reserved by International Paper Company, Weyerhaeuser Company, Shell Oil Company and John L. Roper Lumber Company.

The above-described property is shown and depicted on the survey entitled "Lukens Island Hunting Club, Inc." prepared by James I. Phillips, RLS and Associates dated July, 1992 recorded in Map Book 28, Pages 385-386, in the office of the Register of Deeds of Carteret County.

This being the same property described in that certain deed from Henderson Timberlands, Ltd. to Lukens Island Hunting Club, Inc. as recorded in Book 696, Page 160 and amended by Deed of Correction recorded in Book 798, Page 724, Carteret County Registry.

TRACT 3:

Beginning at a point located North 24° 50' 00" East 1,200.54 feet from the point previously referred to above as POINT "STAR". Said point of beginning being hereinafter referred to as POINT "RECTANGLE". THENCE FROM SAID POINT OF BEGINNING SO LOCATED, North 70° 10' West 3,696.00 feet to a point; thence North 31° 20' East 328.68 feet to a point; thence South 48° 15' East 570.90 feet to a point; thence North 69° 20' East 258.72 feet to a point; thence South 61° 05' East 496.98 feet to a point; thence North 72° 40' East 584.10 feet to a point; thence North 74° 50' East 498.30 feet to a point; thence South 18° 20' East 652.08 feet to a point; thence North 84° 55' East 845.46 feet to a point; thence South 86° 15' East 627.00 feet to a point; thence North 67° 40' East 650.76 feet to a point; thence South 60° 50' East 483.78 feet to a point; thence North 58° 40' East 349.80 feet to a point; thence South 44° 45'

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East 447.48 feet to a point; thence South 31° 25' West 362.32 feet to a point; thence South 54° 00' West 588.72 feet to a point; thence South 41° 35' East 769.56 feet to a point; thence North 64° 15' West 2,343.66 feet to a point or place of beginning.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress, regress, further subdivision, and the installation and maintenance of utilities to and from the northern end of the easement recorded in Book 381, Page 1, to and from the above-described property over, under, and upon the following described 60' in width right of way: The centerline of the 60' in width right of way is more particularly described as follows: Beginning at the centerline of the northern end of the 100' in width easement described in Book 381, Page 1; thence North 04° 33' 18" East 1,997.73 feet to a point; thence North 47° 46' 03" West 2,868.43 feet to a point; thence North 24° 11' 42" East 4,063.66 feet to a point; thence North 18° 28' 31" West 1,669.46 feet to a point (said point being the point previously designated POINT "CIRCLE"); thence North 18° 35' 28" West 4,210.57 feet to a point; thence North 10° 39' 28" West 5,327.29 feet to a point; thence North 62° 39' 31" West 4,993.55 feet to a point; thence South 72° 01' 51" West 30 feet to a point; thence North 62° 39' 31" West 3,969.31 feet to a point.

FURTHER TOGETHER with a non-exclusive perpetual easement for ingress and regress to and from the public road and to and from the beginning of the easement described above over and upon the 100' in width easement described in Book 381, Page 1, in the office of the Register of Deeds of Carteret County. This easement crosses the property known as the Open Grounds farm.

The above-described property is conveyed subject to the reservation of mineral rights reserved by International Paper Company, Weyerhaeuser Company, Shell Oil Company and John L. Roper Lumber Company.

The above-described property is shown and depicted on the survey entitled "Lukens Island Hunting Club, Inc." prepared by James I. Phillips, RLS and Associates dated July, 1992 recorded in Map Book 28, Pages 385-386, in the office of the Register of Deeds of Carteret County.

This being the same property described in that certain deed from Henderson Timberlands, Ltd. to Lukens Island Hunting Club, Inc. as recorded in Book 696, Page 160 and amended by Deed of Correction recorded in Book 798, Page 724, Carteret County Registry.

TRACT 4:

All that certain tract or parcel of land lying and being situate in Merrimon Township, Carteret county, North Carolina and being more particularly described as follows:

Beginning at the mouth of Brick Hill Gut in Brown's Creek; running thence South 65° East 6,410 feet to an iron marker; thence South 30° West 1,200 feet to an iron marker; thence South 51° West 1,688.38 feet to an iron marker; thence North 64° 10' West 3,887.6 feet along a marked line to a point in the eastern edge of Brown's Creek; thence with the meanders of the run of Brown's Creek a northerly course to the beginning. The aforesaid tract contains 310 acres

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more or less and is the same property described by the deed recorded in Book 762, Page 122, in the office of the Register of Deeds of Carteret County.

Also conveyed as an appurtenance to the aforesaid property is a non-exclusive, 60 foot wide perpetual right of way and easement for the purposes of ingress, egress, regress, access, the installation and maintenance of utilities and further subdivision, said easement being described by Attachment A-1 recorded in Book 783, Page 956, said Attachment A-1 being incorporated herein by reference and over the easements appurtenant to the tracts described by deed recorded in Book 696, Page 160. Said easement shall run with the title to the property described by the deed recorded in Book 762, Page 122, and be forever appurtenant to same.

This conveyance is made subject to the matters set forth in the deed recorded in Book 762, Page 122, Carteret County Registry.

This being the same property described in that certain deed from William H. Mason and others to Lukens Island Land & Timber Company and Henderson Timberlands, Ltd. as recorded in Book 762, Page 122 and being the same property described in that certain deed from Henderson Timberlands, Ltd. to Lukens Island Land and Timber Company as recorded in Book 783, Page 956 and amended by Deed of Correction recorded in Book 798, Page 726, Carteret County Registry.

TRACT 5:

All that certain tract or parcel of land lying and being situate in Merrimon Township, Carteret County, North Carolina and being more particularly described as follows:

Being a portion of Lot No. 16-Marsh as shown and delineated on a map entitled Map of Property of International Paper Co., said map being recorded in Map Book 1, Page 274 in the office of the Register of Deeds of Carteret County, said map being incorporated herein by reference for a more perfect description of said property. Said property is described by metes and bounds as follows: Beginning at the southernmost corner of Lot No. 16-Marsh as same is shown and delineated on the map recorded in Map Book 1, Page 274 which said point of beginning is depicted as the southernmost point of line L60 of Tract 10A as shown on a map of Lukens Island Hunting Club, Inc., said map being recorded in Map Book 28, Pages 385 and 386 in the office of the Register of Deeds of Carteret County. Said point of beginning lies in the mean high water mark of the confluence of South River and Neuse River. THENCE FROM THIS POINT OF BEGINNING SO LOCATED along and with the eastern line of Lot No. 16 Marsh (Map Book 1, Page 274) and the western line of Tract 10A (Map Book 28, Pages 385 and 386) the following courses and distances: North 22° 5' 0" East 759.66 feet, North 63° 0' 0" East 260.04 feet, South 72° 15' 0" East 318.12 feet, North 45° 10' 0" East 549.12 feet, North 9° 40' 0" East 159.06 feet, South 72° 20' 0" West 227.70 feet, North 85° 0' 0" West 209.22 feet, North 0° 25' 0" West 327.36 feet, North 45° 15' 0" East 172.92 feet, North 51° 55' 0" East 495.66 feet, North 73° 5' 0" East 272.58 feet, North 70° 35' 0" West 278.52 feet, North 10° 50' 0" East 285.12 feet, South 54° 55' 0" West 306.24 feet, North 50° 10' 0" West 291.72 feet, South 50° 15' 0" West 170.94 feet, North 33° 50' 0" West 147.08 feet, North 10° 0' 0" West 300.30 feet, North 38° 55' 0"

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West 380.82 feet, North 36° 50' 0" East 223.74 feet, North 78° 45' 0" East 358.38 feet, South 68° 15' 0" East 258.72 feet, North 29° 55' 0" East 444.18 feet, South 67° 10' 0" East 436.92 feet, North 43° 3' 0" East 636.90 feet, North 29° 40' 0" East 750.42 feet, North 66° 10' 0" West 181.50 feet, South 71° 10' 0" West 386.10 feet and North 59° 10' 0" West 386.76 feet to the mean high water mark of the Neuse River, being the western end of line L-88 as shown and delineated on the map recorded in Map Book 28, Pages 385 and 386 in the office of the Register of Deeds of Carteret County; thence along and with the mean high water mark of the Neuse River in a southwesterly direction to Horton Point; thence along and with the mean high water mark of the confluence of the Neuse River and South River (Horton Bay and the "hook" of Horton Bay) in a northerly and then in a southerly direction to the point of beginning.

The property herein described and conveyed contains 98 acres, more or less.

This conveyance is intended to convey and there hereby is conveyed all of the property belonging to the party of the first part lying west of Tract 10A as shown on the map recorded in Map Book 28, Pages 385 and 386 and between Tract 10A and the mean high water mark of South River and Neuse River.

This being the same property as described in that certain deed recorded in Book 755, Page 906, Carteret County Registry.

TRACT 6:

All property, rights of way, easements and rights of any description owned by Lukens Island Land and Timber Company, formerly Lukens Island Hunting Club, Inc., located in Carteret County, North Carolina.

ALL REFERENCES HEREIN TO LUKENS ISLAND HUNTING CLUB, INC. AND/OR LUKENS ISLAND, LLC SHALL INCLUDE EACH PARTIES HIERS, SUCCESSORS AND ASSIGNS AND SHALL BE BINDING ON AND SHALL RUN TO THE BENEFIT OF THEM. ALL EASEMENTS DESCRIBED HEREIN SHALL RUN WITH THE LAND THEY BENEFIT.

BOOK 942 PAGE 301-