

FILED in CHOWAN County, NC  
on 09/05/07 at 03:55pm  
By: SUSAN S ROUNTREE  
REGISTER OF DEEDS  
BOOK 384 PAGE 945

CHOWAN County  
LAND TRANSFER TAX  
\$520.00

NC REAL PROPERTY  
EXCISE TAX  
\$104.00

Revenue Stamps \$ 104.00

## DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Michael P. Brown

CHECKED BY Nikki M. Woodard

RETURN TO: Mike Kinlaw, Division Right of Way Agent  
North Carolina Department of Transportation, Right of Way Branch  
230 NC 42 West, Ahoskie, NC 27910

NORTH CAROLINA  
COUNTY OF

Chowan  
7805-00-17-6422

STATE HIGHWAY PROJECT: 39417

PARCEL NUMBER: MA 01080R 033A, 034, 035,  
036, 037

TAX MAP AND LOT 7805-00-17-5448

ROUTE: NC 32

7805-00-17-6894, 7805-00-17-6808, 7805-00-18-6250

7805-00-17-3966  
7805-00-17-6894

THIS FEE SIMPLE DEED, made and entered into this the 12<sup>th</sup> day of July 20 07  
by and between Joe Lee Company of Edenton, Inc., a North Carolina corporation and  
654 Virginia Road, Edenton, NC 27932 Joe Lee & Penny Norman Partnership

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina,  
hereinafter referred to as the Department; 230 NC 42 West, Ahoskie, NC 27910

### WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum  
of \$ 52,000.00 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 that certain property located in First  
Township, Chowan County, North Carolina, which is particularly described as follows:  
Beginning at the grantor's southernmost property corner; running thence from the point of beginning a northwesterly  
direction along and with the grantor's southwest property line to the grantor's easternmost property corner; thence a  
northeasterly direction along and with the grantor's northwest property line to a point located 45 feet northeast of and  
normal to Survey Line -L-; thence a southeasterly direction a straight line to a point located 37.5 feet northeast of and  
normal to Survey Station 45+56.87, Survey Line -L-; thence a southeasterly direction a straight line to a point located 37.5  
feet northeast of and normal to Survey Station 42+80.20, Survey Line -L-; thence a northeasterly direction a straight line to  
a point located 50 feet northeast of and normal to Survey Station 42+79.75, Survey Line -L-; thence a southeasterly  
direction a straight line to a point in the grantor's southeast property line located 50 feet northeast of and normal to Survey  
Line -L-; thence a southwesterly direction along and with the grantor's southeast property line to the point of beginning.

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its  
successors and assigns the following described areas and interests:

#### A Permanent Utility Easement

An area of land having a maximum of 7.5 feet in width lying on the northeastern side and adjacent to the northeastern right  
of way line of NC 32, lying between Survey Station 42+79.75, Survey Line -L- and the grantor's northwest property line.

#### SPECIAL PROVISIONS. This deed is subject to the following provisions only:

Said utility easement in perpetuity is for the installation and maintenance of utilities, for all purposes for which the  
DEPARTMENT is authorized by law to subject same. This DEPARTMENT and its agents and assigns shall have the right  
to construct and maintain in a proper manner in, upon and through said premises, a utility line or lines with all necessary  
pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting  
said utility line(s) and making all necessary repairs and alterations thereon; together with the right to cut away and keep  
clear of said utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper  
maintenance and operation of the same and with the right at all times of ingress, egress, and regress.

County: Chowan

Project: 39417

Parcel: MA 01080R 033A, 034, 035, 036, 037

BOOK 384 PAGE 946

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the  
Chowan County Registry in Deed Books 259, 214, 207, 170, 258 Pages 13, 279, 733, 590, 889

The final right of way plans showing the above described right of way 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 and for greater certainty.

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.

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, or by easement as indicated, for the past, present and future use thereof and for all purposes 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, or by easement as indicated, 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:

None

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the 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.

Joe Lee Company of Edenton, Inc.

(Corporate Name)

BY:

*[Signature]*  
Penny Lee Norman

(President)

ATTEST:

*[Signature]*  
Joe W. Lee

(Secretary)

Corporate Seal

Joe Lee & Penny Norman Partnership (SEAL)

By:

*[Signature]*  
Partner Joe Lee

(seal)

By:

*[Signature]*  
Partner Penny Norman

(seal)

(aka Penny Lee-Norman) (SEAL)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION

BY:

(Stamp/Seal)	STATE OF <u>North Carolina</u> COUNTY OF <u>Chowan</u> I, <u>Michelle A. Pittman</u> a Notary Public for said County and State, so hereby certify that <u>Joe Lee-Partner and Penny Norman-Partner, aka Penny Lee-Norman, of Joe Lee &amp; Penny Norman Partnership</u> 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 <u>12th</u> day of <u>July</u> , 20 <u>07</u> . My commission expires <u>Michelle A. Pittman</u> Notary Public
(Stamp/Seal)	STATE OF <u>North Carolina</u> COUNTY OF <u>Chowan</u> I, <u>Michelle A. Pittman</u> a Notary Public for said County and State, certify that <u>Penny Lee-Norman</u> personally came before me this day and acknowledged that he/she is <u>President</u> of <u>Joe Lee Company of Edenton, Inc.</u> a corporation, and that he/she, as <u>President</u> being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this the <u>12th</u> day of <u>July</u> , 20 <u>07</u> . My commission expires <u>Michelle A. Pittman</u> Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

BY: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

FRM7-A

R/W D-1

Page 2 of 2