

Work Flow No: 9999-00106564

Craven NC - Document Stamp
Becky Thompson, Register of Deeds
Date 08/01/2002 Time 16:16:31 1 of 4 Pgs
No: 2002-00049045

Book **1932** Page **978**

Fee Amt : 23.00
Excise Tax: 440.00

Prepared By
Ernest C. Richardson
Attorney at Law
PO Box 1594
New Bern, NC 28563
Parcel ID # 2-034-2-005
Whole

NORTH CAROLINA

CRAVEN COUNTY

THIS DEED, made this the 1 day of August, 2002, by and between
Peace & Plenty Produce Market, LLC, a limited liability company organized and
existing under the laws of the State of North Carolina, (herein called the "Grantor"); and
Peace & Plenty Mart, LLC, a limited liability company organized and existing under
the laws of the State of North Carolina, whose address is 1721 Whitesville Rd.
Toms River, NJ
08755 (herein called the "Grantee"). The designation Grantor and Grantee as
used herein shall include the parties indicated, and their respective heirs, successors,
legal representatives, and assigns, and shall include singular, plural, masculine, feminine
or neuter as required by the context.

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good

and 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 tract of land lying in **One** Township, Craven County, North
Carolina, and being more particularly

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**See Exhibit "A" attached hereto and
incorporated herein by reference.**

TO HAVE AND TO HOLD, the aforesaid tract of land together with privileges
and appurtenances thereunto to the Grantee in fee simple forever.

And the Grantor covenants with the Grantee, that the 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, except as described above, and that
Grantor will warrant and defend the title against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day
and year first above written.

Peace & Plenty Produce Market, LLC

By: Floyd Gray Lancaster (SEAL)

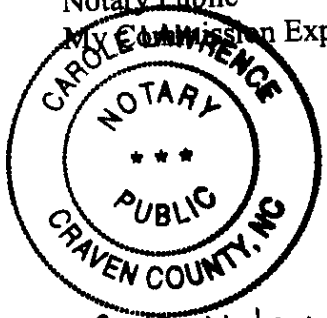
STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, Carole Lawrence Notary Public in and for said County and State, do
hereby certify that Floyd Gray Lancaster personally appeared before me
this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 1 day of August, 2002. Date 08/01/2002 Time 16:16:31 3 of 4 Pgs No: 2002-00049045 Book 1932 Page 980

Carole Lawrence

Notary Public My Commission Expires: 12/21/2004



NORTH CAROLINA
CRAVEN COUNTY

The foregoing certificate of ABOVE Notary a notary public, 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 Craven County, N. C., in Book 1932 at Page 978.

This 1st day of Aug, 2002, at 4:14 o'clock P. M.

Bucky Thompson Register of Deeds By: Deane Peck Assistant/Deputy Register of Deeds

EXHIBIT "A"

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PROPERTY DESCRIPTION:

TRACT ONE:

All that certain tract or parcel of land, containing 1.216 acres, located in Number One Township, Craven County, North Carolina and being more particularly described as follows:

On the North by the lands of Jeffrey T. Allmon, et ux., on the East and South by the lands of Floyd G. Lancaster, Jr. (Deed Book 1354, Page 594) and on the West by the eastern right of way line of NC Highway No. 43, said tract being described by metes and bounds as follows:

Beginning at a point in the eastern right of way line of NC Highway No. 43 which said point of beginning lies North 46° 26' 3" West 576.48 feet from the intersection of the centerline of NCSR 1476 and the eastern right of way line of NC Highway No. 43. THENCE FROM THIS POINT OF BEGINNING SO LOCATED North 46° 26' 3" West along the eastern right of way line of NC Highway No. 43 300 feet to a point; Thence along and with the southern line of Allmon North 58° 43' 42" East 197 feet to a point; thence South 45° 23' 17" East 263.46 feet to a point; thence South 48° 10' 27" West 185.93 feet to the place of beginning.

The property herein conveyed is subject to the following restrictions:

- A. The following activities shall not be permitted on the above conveyed property:
1. Massage Parlor;
 2. Adult Book Store;
 3. Off Track betting;
 4. Junk Yard;
 5. Incineration or reduction of garbage, dumping, disposal of any kind of garbage or refuse, except in an enclosed receptacle intended for such purposes.
- B. Gambling shall be limited to only those gambling activities sponsored by the State of North Carolina and permitted by Craven County (i.e. North Carolina State lottery).