



Image ID: 000001274378 Type: CRP  
 Recorded: 06/20/2007 at 12:20:47 PM  
 Fee Amt: \$474.00 Page 1 of 5  
 Excise Tax: \$448.00  
 Craven, NC  
 Sherri B. Richard Register of Deeds

BK **2614** PG **832**

NORTH CAROLINA  
 CRAVEN COUNTY

Tax Parcel # Portion of 8-205-8004  
 Revenue Stamps \$ 448.00

THIS DEED, made this 19th day of June, 2007 by and between **JOHN H. BENDER, III, and wife, MELINDA T. BENDER**, of Craven County, North Carolina, Grantors; to **STATE OF NORTH CAROLINA**, whose mailing address is c/o State Property office, 1321 Mail Service Center, Raleigh, NC, 27699-1321, Grantee, is as follows:

WITNESSETH:

That the Grantors in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantors paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, and convey unto the Grantee, Grantee's heirs, successors and assigns (as the case may be), the following described property, to wit:

**SEE "EXHIBIT A and B" ATTACHED HERETO AND INCORPORATED  
 HEREIN BY REFERENCE**

TO HAVE AND TO HOLD the above described lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, Grantee's heirs, successors and assigns (as the case may be), in fee simple forever, subject to the herein mentioned encumbrances, if any.

And the Grantors, for Grantors, Grantors' heirs, successors and assigns (as the case may be), covenants to and with the Grantee, Grantee's heirs, successors and assigns (as the case may be), that Grantors are seized of said premises in fee and have the right to convey same in fee simple; that the

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Prepared by:  
 ✓ Sumrell, Sugg, Carmichael, Hicks and Hart, P.A.  
 Attorneys at Law  
 416 Pollock Street  
 New Bern, North Carolina 28560



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same are free from encumbrances except the herein mentioned encumbrances, if any, ad valorem taxes for the current year (prorated through the date of closing), utility easements and unviolated restrictive covenants that do not materially affect the value of said premises and such other encumbrances as may be assumed or specifically approved by Grantee; and that Grantors will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have hereunto set Grantors' hands and adopted as Grantors' seals the typewritten word "SEAL" appearing beside Grantors' names, this the day and year first above written.

 (SEAL)  
JOHN H. BENDER, III

 (SEAL)  
MELINDA T. BENDER



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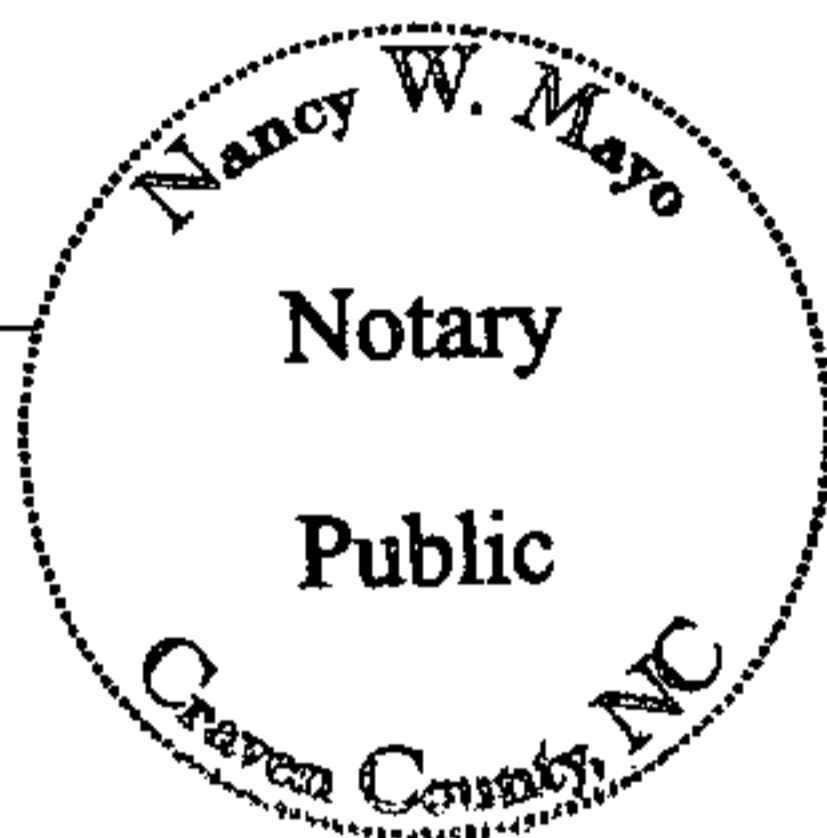
NORTH CAROLINA  
CRAVEN COUNTY

I, Nancy W. Mayo, a Notary Public of the aforesaid County and State, do hereby certify that **JOHN H. BENDER, III and MELINDA T. BENDER** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 19 day of June, 2007.

My Commission Expires:

8/27/11



Nancy W Mayo  
NOTARY PUBLIC

# Rhems Wildlife Depot outside of New Bern

## "EXHIBIT A"

Beginning at NCGS Monument "Rhems" and going North 22 degrees 36 minutes 01 seconds West 1061.04 feet to an Existing Iron Pin in the southern right-of-way of Rhems-Tuscarora Road (SR 1224) and Being The True Point of Beginning: thence leavening said right-of-way line South 73 degrees 50'21"West 277.77 feet to an Existing Iron Pin. Thence North 15 degrees 02 minutes 09 seconds West 204.78 feet to the Proposed Right-of-way line of the New Bern Bypass. Thence along said Proposed Right-of-way line North 52 degrees 04 minutes 14 seconds East 58.54 feet. Thence leaving said line North 74 degrees 14 minutes 55 seconds East 223.11 feet to an Existing Iron Pin in the southern right-of-way of Rhems-Tuscarora Road (SR 1224). Thence along said right-of-way line South 15 degrees 30 minutes 33 seconds East 225.00 feet to the point and place of beginning containing 1.42 Acres as surveyed by Mark R. Lee, Professional Land Surveyor for the North Carolina Wildlife Resources Commission on May 29, 2007, a copy of said survey being attached herto and incorporated herein as Exhibit B. Excepted from the aforesaid real property is the 600.58 square feet thereof located on the northwestern corner of said real property, said 600.58 feet being located within the proposed new right of way of the proposed New Bern Bypass as depicted on the aforesaid survey.



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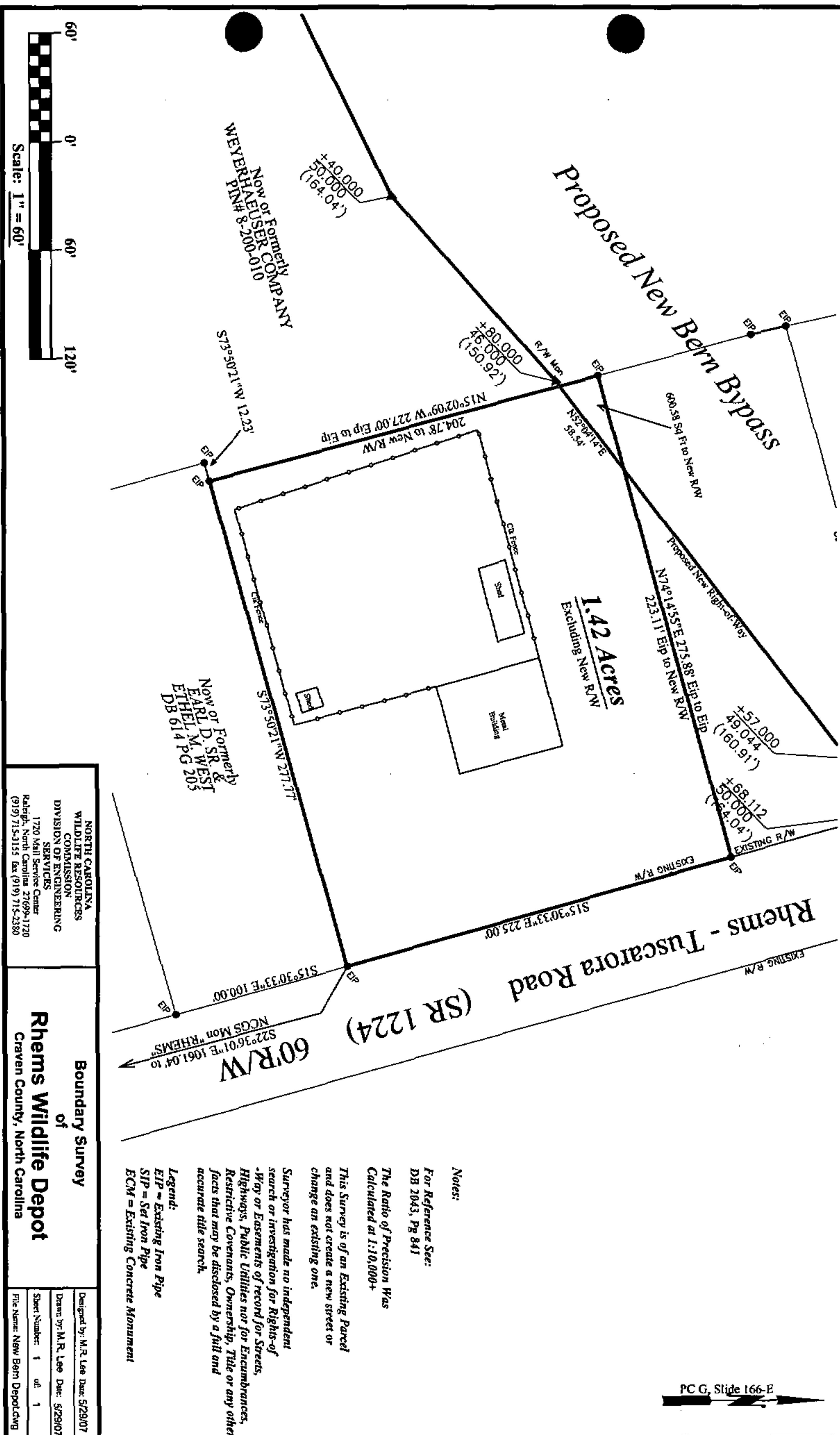
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"EXHIBIT B"

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PC G, Slide 166-E



NORTH CAROLINA  
WILDLIFE RESOURCES  
COMMISSION  
DIVISION OF ENGINEERING  
SERVICES  
1720 Mail Service Center  
Raleigh, North Carolina 27699-1720  
(919) 715-3155 fax (919) 715-2380

Boundary Survey  
of  
**Rhems Wildlife Depot**  
Craven County, North Carolina

Designed by: M.R. Lee Date: 5/29/07  
Drawn by: M.R. Lee Date: 5/29/07  
Sheet Number: 1 of 1  
File Name: New Berm Depot.dwg

**Notes:**  
For Reference See:  
DB 2043, Pg 841  
The Ratio of Precision Was  
Calculated at 1:10,000+  
This Survey is of an Existing Parcel  
and does not create a new street or  
change an existing one.  
Surveyor has made no independent  
search or investigation for Rights-of-  
Way or Easements of record for Streets,  
Highways, Public Utilities nor for Encumbrances,  
Restrictive Covenants, Ownership, Title or any other  
facts that may be disclosed by a full and  
accurate title search.

**Legend:**  
EIP = Existing Iron Pipe  
SIP = Set Iron Pipe  
ECM = Existing Concrete Monument

Now or Formerly  
WEYERHAEUSER  
CORPORATION  
PIN# 8-200-010

Now or Formerly  
EARL D. WEST  
&  
ETHEL M. WEST  
DB 614 PG 205

**Proposed New Berm Bypass**

**1.42 Acres**  
Excluding New R/W

**Rhems - Tuscarora Road (SR 1224)**

**60' R/W**

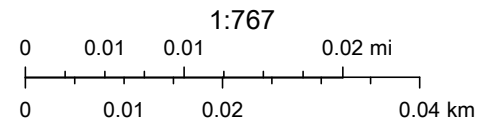
# Asset 2059281 Map



1/12/2022, 12:37:42 PM

Dimensions

 Parcels



# Craven County Geographic Information System

Craven County does NOT warrant the information shown on this page and should be used ONLY for tax assessment purposes.

This report was created by Craven County GIS reporting services on 1/12/2022 12:35:34 PM

**Parcel ID :** 8-205 -12000  
**Owner :** NORTH CAROLINA-STATE OF  
**Mailing Address :** 1321 MAIL SERVICE CTR RALEIGH NC 27699  
**Property Address :** 3110 TUSCARORA RHEMS RD  
**Description :** PT TRACT 1 SURVEY FOR JOHN H III & MELINDA BENDER\$



**Lot Description :** \_\_\_\_\_ **Subdivision :** \_\_\_\_\_

**Assessed Acreage :** 1.420      **Calculated Acreage :** 1.400  
**Deed Reference :** 2614-0832      **Recorded Date :** 6 20 2007  
**Recorded Survey :**  
**Estate Number :**

**Land Value :** \$20,100      **Tax Exempt :** Yes  
**Improvement Value :** \$190,100      **# of Improvements :** 5  
**Total Value :** \$210,200

**City Name :** \_\_\_\_\_ **Fire tax District :** WEST OF NEW BERN  
2

**Drainage District :** \_\_\_\_\_ **Special District :** \_\_\_\_\_

**Land use :** SERV-GOVERNMENT OWNED, EXEMPT

## Recent Sales Information

SALE DATE	Sellers Name	Buyers Name	Sale Type	Sale Price
6/20/2007	BENDER, JOHN H III & MELINDA T	NORTH CAROLINA-STATE OF	PROPERTY SPLIT	\$224,000

## List of Improvements to Site

Type of Structure	Year Built	Base Area 1st Floor	Value
WAREHOUSE - STORAGE	2004	1875	\$55,600
GENERAL OFFICE	2004	1641	\$124,200
OPEN SHELTER	2004	672	\$2,500
OPEN SHELTER	2004	132	\$1,000
CHAIN LINK FENCING	2004	0	\$6,800