

BK 1516 PG 114

FILED

99 SEP 27 PM 2:13

JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

PENDER COUNTY NC 09/27/1999
5
\$124.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

Excise Tax \$124.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of

by *fl*

Mail after recording to ROBERT W. KILROY, P.C., P.O. BOX 999, HAMPSTEAD, NC 28443

This instrument was prepared by ROBERT W. KILROY

Brief description for the Index LOT 1, REV. SECTION 1, AND PARKING LOT, OLDE POINT

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of SEPTEMBER, 1999, by and between

GRANTOR

GRANTEE

HANLEY CORPORATION,
a North Carolina Corporation

HARBOUR VILLAGE YACHT CLUB, INC.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 acknowledged, 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 City of TOPSAIL Township,

PENDER County, North Carolina and more particularly described as follows:

See attached Exhibit A which is incorporated by reference as if fully set forth herein.

Recorded and verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC
ms

The property hereinabove described was acquired by Grantor by instrument recorded in Book 931 at Page 169
Pender County Registry.

A map showing the above described property is recorded in Plat Book 22 page 47.

TO HAVE AND TO HOLD the aforesaid lot or parcel 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 except for the exceptions hereinafter stated.

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

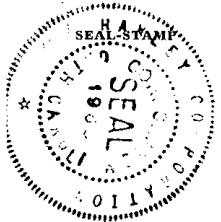
1. Ad valorem taxes for the year 1999 and subsequent years.
2. General utility service easements and rights of way of record.
3. Restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this 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.

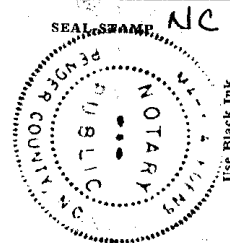
HANLEY CORPORATION
 (Corporate Name)
 By: *Jerome M. Doherty*
 JEROME M. DOHERTY
 President
 ATTEST: *John A. Edens*
 Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)



NORTH CAROLINA, County.
 I, a Notary Public of the County and State aforesaid, certify that
 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, ..
 My commission expires: Notary Public



MISSISSIPPI, PENDER County.
 I, a Notary Public of the County and State aforesaid, certify that JOHN DOHERTY
 personally came before me this day and acknowledged that he is Secretary of
 HANLEY CORPORATION a North Carolina corporation, and that by authority duly
 given and as the act of the corporation, the foregoing instrument was signed in its name by its
 President, sealed with its corporate seal and attested by *Himself* as its Secretary.
 Witness my hand and official stamp or seal, this 23rd day of SEPTEMBER 1999.
 My commission expires: 4/20/03 *Mary A. Edens* Notary Public

The foregoing Certificate(s) of *Mary A. Edens*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

JOYCE M. SWICEGOOD REGISTER OF DEEDS FOR Pender COUNTY
 By: *Angela Masley* Assistant - Register of Deeds

EXHIBIT A

Lying and being in Topsail Township, Pender County, North Carolina and more particularly described as follows:

TRACT 1:

Being all of that certain tract shown as "Parking Lot" and containing 0.7688 acre and adjoining Olde Point Road S. and Olde Point Road as shown on a map entitled "Map of Survey for Olde Point Development, Inc." as recorded in Map Book 22 at Page 47 of the Pender County Registry.

The above tract is restricted for use only as a Parking Lot for the benefit of Olde Point Development, Inc., its successors and assigns, Olde Point Associates Limited Partnership, its successors and assigns, and Olde Point Property owners, which restriction shall run with the land by whomsoever owned.

SUBJECT to a sixty (60) foot easement for ingress, egress and regress from Olde Point Road S. to Lot 87, Section 5, Olde Point as shown on a map of Olde Point-Section 5 recorded in Map Book 20 at Page 30 of the Pender County Registry; said sixty (60) foot easement being wholly contained within said Parking Lot Tract, adjoining, and running along the entire northernmost line of the hereinabove described Parking Lot tract from Olde Point Road S. on the West to the eastern line of said Parking lot tract, the northern line of said sixty (60) foot easement beginning at an iron pipe in the eastern right of way line of Olde Point Road S., the northwestern corner of said Parking Lot tract, as shown on said map recorded in Map Book 22 at Page 47 of the Pender County Registry, and running North 79 degrees 47 minutes 57 seconds East 80.15 feet to Point "F" as shown on said map.

TRACT 2:

Being all of that certain tract shown as Lot 1 Rev., Section 1, Olde Point and containing 0.5609 acre above the high water line and 0.0899 acre between the high water line and the low water line as shown on a map entitled "Map of Survey for Olde Point Development, Inc." as recorded in Map Book 22 at Page 47 of the Pender County Registry.

The above described tract is the remaining portion of Lot 1 of Section 1 of Olde as per Map Book 11 at Page 35 after the change to the shoreline of Topsail Sound and after the exclusion of those portions of said lot conveyed by deeds recorded in Book 519 at Page 67 and Book 523 at Page 25, all of the Pender County Registry. The above described Lot 1, Rev., is conveyed subject to a perpetual easement hereby reserved in favor of Olde Point lot owners, and a perpetual and alienable easement hereby reserved in favor of Olde Point Development, Inc. its successors and assigns, and Olde Point Associates Limited Partnership, its successors and assigns to use said Lot as a boat landing and recreation area.

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC

