Brunswick County--Register of Deeds
Robert J. Robinson
Inst #98706 Book 1537Page 367
12/28/2001 02:49:32pm Rec# 94284

Excise Tax $ | Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the ____ day of _____, 20___
by _____

Mail after recording to **POYNER & SPRUILL, LLP (HGD), PO Box 10096, Raleigh, NC 27605-0096**

This instrument was prepared by **POYNER & SPRUILL, LLP (HGD)**

TCT Henry Foy
TOTAL 10-
REC#
CASH
CK AMT 32-
TC# 1
CK# 5797
BY JS

Brief Description for the index | **Tract 1 and Tract 2 Bird Island**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **12/21/2001**, by and between

GRANTOR	GRANTEE
JANIE PACE PRICE: **REES POAG and wife SARA M. POAG***	**BIRD ISLAND COMPANY, L.L.C., a NORTH CAROLINA LIMITED LIABILITY COMPANY** **51 Lands End Drive** **Greensboro, NC 27408**

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 , **Shallotte** Township, **Brunswick** County, North Carolina and more particularly described as follows:

BEING ALL of Tract 1 and Tract 2 according to a Map of Survey by Brunswick Surveying, Inc. dated December 10, 2001 entitled State of North Carolina Bird Island recorded in Map Cabinet 25 Page 232, Brunswick County Registry.

Janice P. Price and Rees Poag are the sole members of Bird Island Company, L.L.C., a dissolved Virginia Limited Liability Company.

	TS	AUX	CON	GR	PCL	SPL
TR 1	6	5	2630	0	001	5
	MAP	MPSUF	BLK	PIN	SUF	INT
TR 2	6	5	2620	0	001	0100

N. C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.
#003

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .

A map showing the above described property is recorded in , .

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.

***SARA M. POAG executes this Deed for the sole and limited purpose of conveying her interest (including marital interest) in and to the property herein described, but not for any other purposes, including the purpose of making any representations or warranties as to such property.**

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:

Any and all matters 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.

(Corporate Name)

By:

ATTEST:

Secretary (Corporate Seal)

S. M. DOWNS II NOTARY PUBLIC WAKE COUNTY, N.C.

Janie Pace Price (SEAL)
JANIE PACE PRICE

(SEAL)
REES POAG

Sara M Poag (SEAL)
SARA M. POAG

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Wake County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that JANIE PACE PRICE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12/27/01.

My commission expires: 03/01/04 S. M. Downs II Notary Public

SEAL-STAMP

FLORIDA, Charlotte County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that REES. POAG Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12/27/01.

JACQUELINE A. BOUCHARD
MY COMMISSION # CC 747024
EXPIRES: June 1, 2002
Bonded Thru Notary Public Underwriters

My commission expires: 6/1/02 Jacqueline A. Bouchard Notary Public

SEAL-STAMP

FLORIDA, CHARLOTTE County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that SARA M. POAG Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12/27/01.

JACQUELINE A. BOUCHARD
MY COMMISSION # CC 747024
EXPIRES: June 1, 2002
Bonded Thru Notary Public Underwriters

My commission expires: 6/1/02 Jacqueline A Bouchard Notary Public

The foregoing Certificate(s) of

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of S M DOWNS II, JACQUELINE A BOUCHARD

Notary(ies) Public is (are) Certified to be Correct.
This Instrument was filed for Registration on this 28th Day of December 2001
in the Book and page shown on the First Page hereof.

Robert F. Patterson Jr