12/28/2001
$4,000.00 26

STATE OF NORTH CAROLINA Real Estate Excise Tax

Excise Tax $

Brunswick County--Register of Deeds
Robert J. Robinson
Inst #98708 Book 1537Page 372
12/28/2001 02:50:34pm Rec# 94284

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)**

Brief Description for the index | **Tract 1** - BIRD ISLAND

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR	GRANTEE
BIRD ISLAND COMPANY, L.L.C., a North Carolina limited liability company	**STATE OF NORTH CAROLINA** **PO Box 629** **Raleigh, NC 27620-0629**

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 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.**

RET Henry Foy
TOTAL 18 REV 4000 TC# 50
REC# ____ CK AMT 4032 CK# 7091
CASH ____ REF ____ BY JS

TS	AUX	CON	GR	PCL	SPL
6	5	2630	0	001	5
MAP	MPSUF	BLK	PIN	SUF	INT

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.

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.~~ See Exhibit A.

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.

BIRD ISLAND COMPANY, L.L.C.
(Corporate Name)

By: _____ _____ (SEAL)
Manager/Member

ATTEST: _____ (SEAL)

_____

Secretary (Corporate Seal) _____ (SEAL)

_____ (SEAL)

SEAL-STAMP

NORTH CAROLINA, **Brunswick** County.
I, the undersigned, 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 __/__/____.

My commission expires: __/__/____ _____Notary Public

SEAL-STAMP

RHONDA LEE SOUCIE
Notary Public, State of Florida
My comm. expires May 26, 2003
Comm. No. CC 464398
Bonded No. 481493

Florida ~~NORTH CAROLINA~~, Lee County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Rees Poag personally came before me, who, being by me duly sworn, says that he/she is Member/Manager of BIRD ISLAND COMPANY, L.L.C., a North Carolina limited liability company, and that the said writing was signed by him/her in behalf of said limited liabilty company as his/her act and deed of said limited liability company. Witness my hand and official stamp or seal, this 12/21/01.

My commission expires: 5/26/03 Rhonda Lee Soucie Notary Public

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STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of RHONDA LEE SOUCIE

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 J. Robinson RS
ROBERT J. ROBINSON, Register of Deeds

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

EXHIBIT A to Deed dated 12/21/01 from
BIRD ISLAND COMPANY, L.L.C., a North Carolina Limited Liability Company
to
STATE OF NORTH CAROLINA

1. All assessments and taxes for the year 2002, and all subsequent years.

2. Any encroachments, easements, measurements, variations in area or content, party walls, or other facts which a correct survey of the premises would show

3. Roads, ways, streams or easements, or claims of easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

4. The Declaration of Final Resolution of Claim to Submerged Lands recorded in Book 1364 at page 431 of the Brunswick County Registry.

5. All those rights acquired by the United States of America as set forth in that Declaration of Taking recorded in Book 466 at page 38 of the Brunswick County Registry.

6. All those exceptions described on Exhibit B to a deed from Janie Pace Price, Widow, to Bird Island Company, L.L.C., recorded in Book 1108 at Page 763 of the Brunswick County Registry.

7. Any part of the property that is "public water" held by the State and subject to public trust rights as defined in NCGS 1-45.1. Title to any portions of the property lying below the high water mark of the Atlantic Ocean; riparian right; all rights, title and interest, if any of the public to use any part of the land seaward of the most extreme high water mark of the Atlantic Ocean; any Federal, State, County or Local claims, easements and ordinances affecting waterfront property including any rights of the U.S. Corps of Engineers; Coastal Area Management Commission regulations.

UNCERTIFIED