

'85 AUG 20 AM 9 11

DRAFTED BY: James R. Fox

MAIL TO: James R. Fox, P.O. Box 49, Winston-Salem, NC 27102

NORTH CAROLINA)
)
 DARE COUNTY)

D E E D

THIS CORPORATION DEED, made this the 20th day of August 1985, by RDC, INC., a North Carolina corporation (hereinafter called "Grantor") to SANDERLING PROPERTY OWNERS ASSOCIATION, INC., of Dare County, North Carolina, (hereinafter called "Grantee")

W I T N E S S E T H:

That the Grantor, in accordance with Article Six, Section 2 of the Declaration of Covenants, Conditions and Restrictions, dated May 8, 1981, recorded in Book 310 at Page 557 of the Dare County Registry (the "Declaration"), imposed by the Grantor on the property described in the Declaration and other property later made subject to the Declaration by the Grantor, does hereby transfer, grant and convey unto the Grantee, its successors and assigns, certain real property located in Dare County, North Carolina, and being more particularly described as follows:

(a) All that certain real property labeled "Common Properties", and being more specifically those areas designated (Open Space) and (Lake) as shown on a plat of Sanderling Phase 7, Lots 259-299, recorded in the Office of the Register of Deeds of Dare County, North Carolina, Plat Cabinet B, Slides 349, 350 and 351, and any recorded revisions thereof, to which maps reference is hereby made for a more particular description; and

(b) All of those certain roads constituting a portion of Sanderling Phase 7 (Quail Way, Gannet Lane and Gannet Cove), as shown on the plat of Sanderling Phase 7 mentioned hereinabove.

The above described property is conveyed subject to (a) easements and restrictive covenants of record or existing in law or equity, and (b) the terms, conditions and obligations contained in the Declaration, and (c) the terms and conditions of any other recorded amendment to the Declaration; and the above described property is further subject to ad valorem taxes for the current year which shall be prorated to date within thirty (30) days after receipt of a statement therefor.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereto belonging to Grantee, its successors and assigns, to its only use and behoof forever, and the Grantor covenants to and with the Grantee and its successors and assigns, that the Grantor is seized of said premises in fee, and has the right to convey the same in fee simple and that the same are free from all encumbrances, and that the Grantor will warrant and defend the said title to the same against the claims of all persons whatsoever; subject, however, to the conditions and exceptions set forth hereinabove, and incorporated herein by reference.

IN TESTIMONY WHEREOF, RDC, INC. has caused these presents to be executed by its Vice President, attested by its Asst. Secretary and affixed its corporate seal, all pursuant to authority duly granted.

RDC, INC.

By: [Signature]

Vice President

ATTEST:

[Signature]
Secretary

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

This 28th day of August, 1985, personally came before me, Shirley W. Marshall, a notary public, Wayne Roquemore who, being by me duly sworn, says that he/she knows the corporate seal of RDC, INC., and is acquainted with William E. Hollan, Jr. who is the Vice President of said Corporation, and that he/she, the said J. Wayne Roquemore is the Asst. Secretary of the said Corporation, and saw the said Vice President sign the foregoing or annexed instrument, and saw the said corporate seal of said Corporation affixed to said instrument by said Vice President, and that he/she, the said J. Wayne Roquemore, signed his/her name in attestation of the execution of said instrument in the presence of said Vice President of said Corporation.

Witness my hand and notarial seal or stamp, this 28th day of August, 1985.

SHIRLEY W. MARSHALL, Notary Public
Forsyth County, North Carolina
My Commission Expires May 28, 1988

Shirley W. Marshall
Notary Public

My Commission Expires

5/28/88

STATE OF NORTH CAROLINA - Dare County

NORTH CAROLINA DARE COUNTY

The foregoing certificate of Shirley W. Marshall a Notary Public of Forsyth County, North Carolina is 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.

DORRIS A. FRY, Register of Deeds

By: Robert A. Frazier Deputy/Ass't. Register of Deeds

Recorded OCT. 21 1985

By _____