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DRAFT BY: John W. Babcock, Esquire
 MAIL TO: Bell, Davis & Pitt, P.A., Post Office Box 49, Winston-Salem, NC 27102

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STATE OF NORTH CAROLINA)
)
 COUNTY OF DARE)

EXEMPT
 DARE COUNTY TAX
 COLLECTOR

DORRIS A. FRY
 REGISTER OF DEEDS
 DARE COUNTY, N.C.

NO. 6612-89

THIS DEED, made this the 27th day of December, 1989, by Turnpike Properties, Inc., a North Carolina corporation (successor by mergers to Station Bay Cove, Inc. and RDC, Inc., both North Carolina corporations) (hereinafter called "Grantor") to Sanderling Property Owners Association, Inc., of Dare County, North Carolina (hereinafter called "Grantee");

WITNESSETH:

That the Grantor, in accordance with Article One of the Declaration of Covenants, Conditions and Restrictions, dated May 8, 1981, recorded in Book 310 at page 557 of the Dare County Registry, as same may have been amended and/or supplemented from time to time (collectively the "Declaration"), imposed by the Grantor on all property described in and/or 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 taxes Grantor hereby expressly agrees to pay.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereto belonging to the 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, Turnpike Properties, Inc. (successor by mergers to Station Bay Cove, Inc. and RDC, Inc., both North Carolina corporations) has caused these presents to be executed by its President, attested by its Secretary and affixed its corporate seal, all pursuant to authority duly granted, and as of the day and year first above written.

Turnpike Properties, Inc., a North Carolina corporation (successor by mergers to Station Bay Cove, Inc. and RDC, Inc.)

By: [Signature] President

ATTEST:

[Signature]
 Secretary

[corporate seal]

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

This 27th day of December, 1989, personally came before me Shirley W. Marshall, a Notary Public of said County and State, W. M. Butler, who being by me duly sworn, says that he/she knows the corporate seal of Turnpike Properties, Inc., a North Carolina corporation (successor by mergers to Station Bay Cove, Inc. and RDC, Inc., both North Carolina corporations) (the "Corporation") and is acquainted with William B. Holley Jr. who is the Vice President of said Corporation, and that he/she, the said W. M. Butler, is the Secretary of the said Corporation, and saw the said Vice President sign the foregoing instrument and saw the said corporate seal of said Corporation affixed to said instrument by said Vice President, and that he/she, the said Secretary, 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 the 27th day of December 1989.

SHIRLEY W. MARSHALL, Notary Public
 Forsyth County, North Carolina
 My Commission Expires 5/28/93
 My Commission Expires

Shirley W. Marshall
 NOTARY PUBLIC

STATE OF NORTH CAROLINA - Dare County

The foregoing (or annexed) certificate of Shirley W. Marshall, a Notary Public of Forsyth County, is(are) certified to be correct. This the 27th day of Dec., 1989.

Doris A. Fry
 Register of Deeds

By: Doris A. Fry Deputy Assistant

Probate and Filing Fee \$ _____

EXHIBIT A

TRACT 1:

Beginning at the westernmost corner of Lot 230 of Sanderling, Phase VI, as shown on a survey prepared by Quible and Associates, Inc., dated October 22, 1982; running thence from said beginning point South 75° 22' 55" West 60.01 feet to a point in the northeast corner of Lot 258 of Sanderling, Phase VI; thence running South 15° 53' 01" East 26.76 feet to a point; thence running North 74° 6' 59" East 60.00 feet to a point; thence running North 15° 53' 1" West 25.44 feet to the point and place of beginning, all according to a survey by Quible and Associates, Inc., dated October 22, 1982 and entitled "Sanderling Phase VI Lots 212 - 258", Atlantic Township, Dare County, North Carolina.

TRACT 2:

Beginning at a point in the southwestern corner of Lot 10 of Station Bay Cove as recorded in Plat Cabinet B at Slides 225 and 226 in Dare County Registry; running thence South 75° 19' 32" West 60.01 feet to a point; thence running North 10° 53' 1" West 61.6 feet to a point; thence running on a curve to the left in the southern margin of Station Bay Drive, as shown on said plat, with a radius of 50 feet to a point located in the corner of said Lot 10 of Station Bay Cove; thence running South 14° 40' 28" East 13.94 feet to the point and place of beginning, all according to a survey by Professional Land Services, Inc. entitled "Station Bay Cove" and being located in Atlantic Township, Dare County, North Carolina, said survey being recorded in Plat Cabinet B at Slides 225 and 226, Dare County Registry.

The above tracts of land are adjoining tracts and are located with the continuation of the road right of way just north of Martin Lane (as shown on the above survey of Sanderling, Phase VI) and south of Station Bay Drive (as shown on the above survey of Station Bay Cove) separating the two cul-de-sacs. Any discrepancies in the description of their common (adjoining) property line are the result of the descriptions being prepared from the different surveys prepared by different surveyors at different times.

Unofficial Document