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05/02/2001 10:58AM

RECEIPT  
DARE COUNTY TAX  
COLLECTOR  
NO. 2033-01

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 009633-000  
Verified by County on the day of  
by

Mail after recording to Carolina Dunes Homeowners Association  
P.O. Box 8153, Duck Station, Kitty Hawk, NC 27949

This instrument was prepared by G. Elvin Small, III

Brief description for the Index Portion of Lot 225, Sec. C, Carolina Dunes

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of April, 2001, by and between

### GRANTOR

WILLIAM A. SMALL and wife,  
MARGARET R. SMALL; and  
GASTON E. SMALL, JR. and wife,  
BEVERLY M. SMALL

### GRANTEE

CAROLINA DUNES HOMEOWNERS ASSOCIATION,  
A North Carolina Nonprofit Corporation

P.O. Box 8153, Duck Station  
Kitty Hawk, NC 27949

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

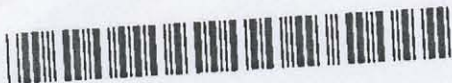
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 Atlantic Township,

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

SEE ATTACHED EXHIBIT A.





The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 256, Page 759,  
Dare County Public Registry.

A map showing the above described property is recorded in Plat Book Attached heretopage  
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:

Restrictions, easements and rights of way of record and public service utility  
easements.

Declaration of restrictive covenants recorded in Book 251, Page 501, Dare County  
Public Registry, and amended declaration of restrictive covenants recorded in  
Book 266, Page 860, Dare County Public Registry.

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:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)  
Margaret R. Small  
MARGARET R. SMALL (SEAL)  
Gaston E. Small, Jr.  
GASTON E. SMALL, JR. (SEAL)  
Beverly M. Small  
BEVERLY M. SMALL (SEAL)

NORTH CAROLINA, Pasquotank County.

I, a Notary Public of the County and State aforesaid, certify that William A. Small, Margaret  
R. Small, Gaston E. Small, Jr. and Beverly M. Small Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 26<sup>th</sup> day of April, 2001.

My commission expires: 7-17-05 Virginia E. Bundy Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that he is Secretary of

personally came before me this day and acknowledged that 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 as its Secretary.

Witness my hand and official stamp or seal, this day of

My commission expires: Notary Public

The foregoing Certificate(s) of

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.

BARBARA M. GRAY

REGISTER OF DEEDS FOR Dare COUNTY

By Vanessa McManis Deputy/Assistant - Register of Deeds





EXHIBIT A

BEGINNING at a point marked by an iron rod set in the southern margin of the right of way line of Widgeon Drive (present right of way width 60 feet), said point of beginning being situate South  $81^{\circ} 20' 00''$  West, a distance of 156.31 feet measured along and with the southern margin of the right of way line of Widgeon Drive from an iron rod marking the northwestern corner of Lot 224, Section A, Carolina Dunes, as shown on the map of Carolina Dunes recorded in Plat Cabinet A, Slide 3, Dare County Public Registry; thence from said point of beginning proceeding South  $13^{\circ} 51' 14''$  East, a distance of 9.83 feet to a point marked by an iron rod; thence South  $34^{\circ} 34' 56''$  West, a distance of 18.67 feet to a point marked by an iron rod; thence South  $73^{\circ} 35' 21''$  West, a distance of 10.48 feet to a point marked by an iron rod set in the eastern margin of the right of way line of NCSR 12 (present right of way width 60 feet); thence proceeding in a generally northeastwardly direction, along and with the right of way line of NCSR 12 and the right of way line of Widgeon Drive, along a curve having the following measurements: R:22.40' L: 37.60'; and CHD:33.34', North  $33^{\circ} 16' 39''$  East, to a point marked by a iron rod, this being the POINT AND PLACE OF BEGINNING.

And being that certain parcel of land shown and delineated as "AREA TO BE REMOVED" on that certain map or plat entitled "SURVEYED FOR WILLIAM A. SMALL, LOT 225, SECTION C, CAROLINA DUNES" dated February 22, 2001, by Kirk R. Foreman Land Surveying Company, a copy of which map is attached hereto and by reference incorporated herein for a more complete description of the lands hereby conveyed.

THIS IS A DEED OF GIFT



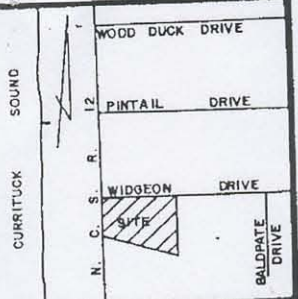
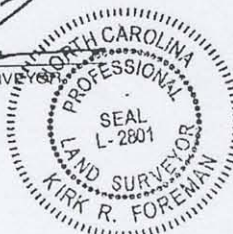


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I, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (RECORDED IN: P.C. "A", SL. 3 OF THE DARE COUNTY REGISTRY.) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000 ; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN P.C. "A", SL. 3 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22 ND DAY OF FEBRUARY 20 01 A.D.

L - 2801  
REGISTRATION NUMBER

Kirk R. Foreman  
PROFESSIONAL LAND SURVEYOR



VICINITY MAP  
(N.T.S.)



224

120.49

S 08° 37' 03" E

N/F  
HUNTER SHARP

**LOT 225**

17,599 SQ. FT.  
AV. GR. 10.5' M.S.L.  
F.I.R.M. ZONE "X"

AREA TO BE REMOVED FROM  
LOT 225 CALLS

A - B 9.83' S 13° 51' 14" E  
B - C 18.67' S 34° 34' 56" W  
C - D 10.48' S 73° 35' 21" W  
D - A 33.34' N 33° 16' 39" E  
(353.4 SQ. FT.)

WIDGEON DRIVE (60')

C-1  
R: 22.40'  
L: 37.60'  
CHD: 33.34'  
N 33° 16' 39" E

PUMP HOUSE  
UTILITY SERVICE POLE C-1  
SIGN  
LIGHT

AREA TO BE REMOVED

56.61'  
N 14° 52' 18" W

N. C. S. R. (60') 12

BL PER DARE COUNTY & P.C. "A",  
SL. 3. OTHERS MAY APPLY.

LEGEND:

○ : EX. C. M.  
○ : EX. I. R.  
○ : SET I. R.

SURVEYED FOR  
WILLIAM A. SMALL  
LOT 225, SECTION C  
CAROLINA DUNES

ATLANTIC TOWNSHIP, DARE COUNTY, NORTH CAROLINA

DATE: FEBRUARY 22, 2001  
FILE: 6197 - 95 - 16  
REF: P.C. "A", SL. 3  
F.I.R.M. # 375348 0009 D 4/2/93  
PIN # 21995015537982

SCALE: 1" = 30'  
DR. BY: BDB

**KIRK R. FOREMAN**  
LAND SURVEYING COMPANY

P.O. BOX 1961  
KILL DEVIL HILLS, NC 27948  
(252) 261-1221

