

Book Page
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P. O. Box 310, Nags Head, North Carolina 27959-0310

FILED
DARE COUNTY NC
09/09/96 4:11 PM
DORRIS A. FRY
Register Of Deeds

Tax Parcel See descriptions below Excise Tax: \$-0-
LT No. 4488-96 Transfer Tax: \$-0-

Document #
0000029

STATE OF NORTH CAROLINA
COUNTY OF DARE

THIS SPECIAL WARRANTY DEED made this 27 day of August, 1996 by and between CAROLINA DUNES, INC., a North Carolina Corporation (hereinafter referred to as "Grantor"), and CAROLINA DUNES ASSOCIATION, INC., a North Carolina nonprofit corporation, whose mailing address is P. O. Box 8280, Duck Station, Kitty Hawk, NC 27949 (hereinafter referred to as "Grantee"):

WITNESSETH:

That the Grantor has given, granted and conveyed and by these presents does give, grant and convey unto the Grantee, its successors and assigns, in fee simple absolute, all of that certain lots or parcels of land situated in the Village of Duck, Atlantic Township, Dare County, North Carolina, and more particularly described as follows:

All of those certain common areas as set forth on the subdivision maps of Carolina Dunes subdivision, Sections A, B, and C, and more particularly described as follows:

1. A strip of land measuring 8 feet in width, and approximately 320 feet in length, running from the eastern right of way line of Buffell Head Road, to the mean high water mark of the Atlantic Ocean. Said strip of land is located on the southern property line of Lot 8, Section A, Carolina Dunes, and on the northern property line of Lot 9, Section A, Carolina Dunes, as shown on map filed in Map Book 5, Page 41, Dare County Registry. This property is identified as parcel 009744-069 by the Dare County Tax Office.

2. A strip of land measuring 8 feet in width, and approximately 320 feet in length, running from the eastern right of way line of Buffell Head Road, to the mean high water mark of the Atlantic Ocean. Said strip of land is located on the southern property line of Lot 177, Section C, Carolina Dunes, and on the northern property line of Lot 178, Section C, Carolina Dunes, as shown on map filed in Plat Cabinet A, Slide 3, Dare County Registry. This parcel is identified as "8' Walk" on the said subdivision plat. This property is further identified as parcel 009744-089 by the Dare County Tax Office.

3. A strip of land measuring 8 feet in width, and approximately 320 feet in length, running from the eastern right of way line of Buffell Head Road, to the mean high water mark of the Atlantic Ocean. Said strip of land is located on the northern property line of Lot 141, Section B, Carolina Dunes, as shown on map filed on Map Book 6, Page 59, Dare County Registry. This parcel is identified as "8' Walk" on the said subdivision plat. This property is further identified as parcel 009744-068 by the Dare County Tax Office.

4. That certain parcel measuring 75 feet by 134 feet and designated as "Parking Area" on the subdivision map of Section A, Carolina Dunes, filed in Map Book 5, Page 41, Dare County Registry, and located at 125 Sprigtail Drive. Said Parking Area is located on the eastern property line of Lot 81, the southern right of way line of Sprigtail Drive, and the western property line of Lots 83 and 84, Section A, Carolina Dunes. Said Parking Area is identified as parcel 009744-067 by the Dare County Tax Office.

5. That certain parcel measuring 75 feet by 325 feet and designated as "PARK AREA" on the map of Section B of Carolina Dunes filed in Map Book 6, Page 59, Dare County Registry. Said park area is located at 1364 Duck-Corolla Road (N.C. Highway 12). Said park area is located on the northern property line of Lot 95, Section B, Carolina Dunes and the western right of way line of N. C. Highway 12. This Park Area is designated as parcel 009564-099 by the Dare County Tax Office.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO any nonexclusive easements granted by Grantor to third parties by deeds recorded in the Dare County Registry which

affect any or all of the above described parcels.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee, it successors and assigns, in fee simple absolute.

AND THE SAID GRANTOR COVENANTS to and with said Grantee, Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee in fee simple, and that said lands and premises are free from any and all encumbrances, except as set forth herein, and that the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through the Grantor, with the exception of the following: Easements and restrictive covenants of record.

IN WITNESS WHEREOF, the Grantor 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.

CAROLINA DUNES, INC.



(AFFIX CORPORATE SEAL)

BY: [Signature]
President

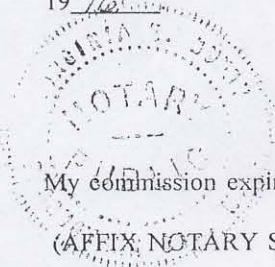
ATTEST:

[Signature]
Secretary

STATE OF North Carolina
COUNTY/CITY OF Pasquotank

I, a Notary Public of the County or City of Pasquotank, and State aforesaid, certify that Walter E. Small Jr. personally came before me this day and acknowledged that he is Secretary of CAROLINA DUNES, INC., a corporation of the State of North Carolina, 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 (him) (her) as its Secretary.

Witness my hand and official stamp or seal, this 5th day of September, 19 96



Virginia E. Bundy
Notary Public

My commission expires: July 9, 2000
(AFFIX NOTARY SEAL)

NORTH CAROLINA
DARE COUNTY

North Carolina
Dare County

The foregoing certificate of Virginia E Bundy
a Notary Public of Pasquotank Co, NC
is certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

DORRIS A. FRY, REGISTER OF DEEDS

By Vanzella M. Walcott Asst. Register of Deeds