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NO REVENUE STAMPS

FOR REGISTRATION REGISTER OF DEEDS
REBECCA T. CHRISTIAN
NEW HANOVER COUNTY, NC
2004 APR 14 03:43:03 PM
BK:4276 PG:99-104 FEE:\$26.00

INSTRUMENT # 2004018694

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. R04813030004000 Verified by _____ County on the _____ day of _____, 20____
By: R05409005001000 & R05405033005000

Mail/Box to: _____ **RETURNED TO** _____

This instrument was prepared by: Ryals, Robinson & Saffo, P.C., P.O. Box 135, Wilm., NC 28402

Brief description for the Index: _____

THIS DEED made this 2nd day of April, 2004, by and between

GRANTOR	GRANTEE
ANTHONY G. KARAFAS and wife, MARIA A. KARAFAS, STEVE KARAFAS and wife, CRYSTAL E. KARAFAS, and, KONSTANTINOS KARAFAS and wife, ARGIRO K. KARAFAS, BEING THE HEIRS AT LAW OF GEORGE KARAFAS, DECEASED, ESTATE FILE 03-E-547, NEW HANOVER COUNTY CLERK OF SUPERIOR COURT'S OFFICE	STK PROPERTIES, LLC, a North Carolina limited liability company 6121 Market Street Wilmington, NC 28405

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 Wilmington, _____ Township, New Hanover County, North Carolina and more particularly described as follows:

BEING ALL THOSE CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED ON
ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Argiro K. Karafas
(~~Print Name~~) ARGIRO K. KARAFAS

Anthony G. Karafas (SEAL)
ANTHONY G. KARAFAS

~~XXX~~ Konstantinos Karafas
~~XXXX~~ KONSTANTINOS KARAFAS

Maria A. Karafas (SEAL)
MARIA A. KARAFAS

By: _____
Title: _____

Steve Karafas (SEAL)
STEVE KARAFAS

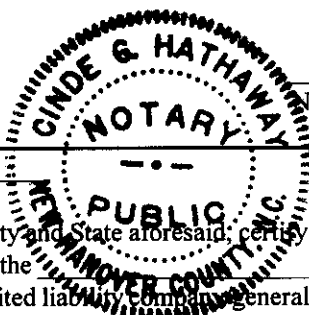
By: _____
Title: _____

Crystal E. Karafas (SEAL)
CRYSTAL E. KARAFAS

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County and State aforesaid, certify that Anthony G. Karafas and wife, Maria A. Karafas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13 day of April, 2004

My Commission Expires: 12/02/2008



Cinde G. Hathaway
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

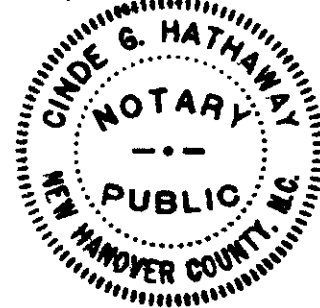
I, Cinde G. Hathaway, a Notary Public for said County and State, do hereby certify that Steve Karafas and wife, Crystal E. Karafas, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 day of April, 2004.

Cinde G. Hathaway
Notary Public

My Commission Expires: 12/02/2008

(AFFIX NOTARIAL SEAL)



STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Cinde G. Hathaway, a Notary Public for said County and State, do hereby certify that Konstantinos Karafas and wife, Argiro K. Karafas, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13 day of April, 2004.

Cinde G. Hathaway
Notary Public

My Commission Expires: 12/02/2008

(AFFIX NOTARIAL SEAL)

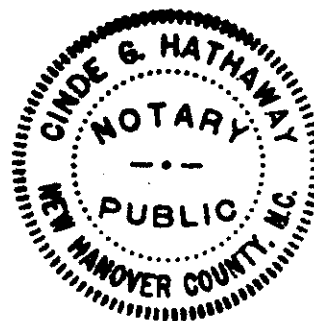


Exhibit "A"

Tract 1:

BEGINNING a point in the eastern line of Fifth Street, one hundred five (105) feet southwardly from the southern line of Church Street and running thence southwardly along the eastern line of Fifth Street thirty-six (36) feet; thence eastwardly parallel with Church Street sixty-six (66) feet; thence northwardly parallel with Fifth Street thirty-six (36) feet; thence westwardly parallel with Church Street sixty-six (66) feet to point of beginning, the same being part of Lots 2 and 3, in Block 91, according to the official plan of Wilmington, NC. Being the same property described as the First Tract in that deed to George Karafas and wife, Angelina Karafas recorded in Book 1133 at Page 1297 of the New Hanover County Registry.

Tract 2:

Beginning at a set iron pipe in the western line of Price's Alley (10' public right of way), said beginning point being located South $61^{\circ} 55' 36''$ East 59.49', North $84^{\circ} 23' 00''$ East 117.60' and South $05^{\circ} 37' 00''$ East 106.00' from the centerline intersection of Fifth Street (99' public right of way) and Church Street (66' public right of way), and running thence from said beginning point, along the western line of Price's Alley South $05^{\circ} 37' 00''$ East 35.00' to a set iron pipe; running thence along the northern line of a tract of land conveyed to Kevin Hoey in Deed Book 1818 Page 116 of the New Hanover County Registry South $84^{\circ} 23' 00''$ West 42.00' to a point; running thence the same bearing 9.60' to a point marking the southeastern corner of a tract of land recorded as Tract 1 of Deed Book 1133 Page 1297 of said Registry; thence with the eastern line of said tract North $05^{\circ} 37' 00''$ West 35.00' to a point; thence with the southern line of a tract of land conveyed to Richard R. Chinn in Deed Book 1558 Page 996 of said registry North $84^{\circ} 23' 00''$ East 9.60' to a set iron pipe; running thence North $84^{\circ} 23' 00''$ East 42.00' to the point of beginning, the same being all of Tract 2 as described in Deed Book 1133 Page 1297 of said Registry and also a 9.60' gap located between said Tract 2 and Tract 1.

Tract 3:

BEGINNING at a point in the eastern line of Front Street, said beginning point being 99 feet north of the intersection of the eastern line of Front Street with the northern line of Church Street, running thence eastwardly and parallel with Church Street 170 feet; thence northwardly parallel with Front Street 33 feet, thence westwardly parallel with Queen Street 170 feet to the eastern line of Front Street, thence southwardly and along the eastern line of Front Street, 33 feet to the point of beginning, same being part of Lot No. 5 in Block 100 according to the official plan of the City of Wilmington.

TOGETHER WITH a perpetual easement and right of way in, to, through and over the following described alleyway:

BEGINNING at a point in the western line of Second Street, 122 feet north of the intersection of the western line of Second Street and the northern line of Church Street, and running thence northwardly

with the said northern line of Second Street, ten feet, thence westwardly and parallel with Church Street 160 feet to the above described land, thence southwardly with the eastern line of the above described land, ten feet, thence eastwardly and parallel with Church Street 160 feet to the point of beginning, all of the above described property being in Block No. 100, Lot No. 5, according to the official plan of the City of Wilmington.

BEING the same property conveyed to Georgios A. Karafas and wife, Angelici T. Karafas recorded in Book 941 at Page 739 of the New Hanover County Registry.

SUBJECT, nevertheless, to an alley easement, right of way in, to and over the eastern ten feet of the first described lot unto the owner of the lot immediately adjoining to the south and being the lot previously conveyed to Motte by Campbell.

Tract 4:

BEGINNING at the intersection of the northern line of Red Cross Street with the western line of Third Street; running thence northwardly along said line of Third Street 134 feet; thence westwardly parallel with Red Cross Street 50 feet; thence southwardly parallel with Third Street 134 feet to the northern line of Red Cross Street; thence eastwardly along said line of Red Cross Street 50 feet to the beginning; and being the same property conveyed to George A. Karafas and wife, Angelike G. Karafas recorded in Book 1453 at Page 1163 of the New Hanover County Registry. Also being the property described as Tract 2 in that deed to Business Properties, Inc., recorded in the New Hanover County Registry in Book 596 at Page 592.



REBECCA T. CHRISTIAN
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 04/14/2004 03:43:03 PM
Book: RE 4276 Page: 99-104
Document No.: 2004018694
DEED 6 PGS \$26.00

Recorder: JACQUELINE NELSON

State of North Carolina, County of New Hanover

The foregoing certificate of CINDE G HATHAWAY Notary is certified to be correct. This 14TH of April 2004

REBECCA T. CHRISTIAN, REGISTER OF DEEDS

By: 
Deputy Assistant Register of Deeds

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

2004018694

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