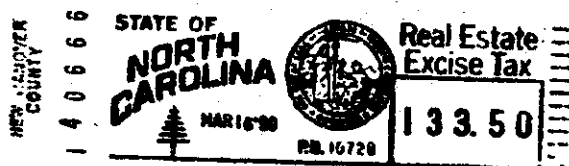


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133-808-1

BOOK PAGE
1489 0379

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC
Mar 16 4 14 PM '90



Excise Tax \$133.50

Recording Time, Book and Page

Tax Lot No. Pt. 7100-004-001.000

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to OSWALD P. NITSCHKE
4701 Hammock Place, Wilmington, NC 28409

This instrument was prepared by Calder & Calder, 611 Princess St., Wilmington, NC

Brief description for the Index Lot 16, Lansdowne So., Sec. 1

143 NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of March, 19 90, by and between

GRANTOR

GRANTEE

F & S BUILDERS, a sole proprietorship consisting of William Thomas Sawyer (also sometimes known as F & S Builders, a Partnership) with Certificate of Assumed name found in Book 1403, Page 297 in the New Hanover County Registry and wife,
MAY L. SAWYER

OSWALD P. NITSCHKE

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

BEING all of Lot 16, Lansdowne South Subdivision, Section 1 as the same is shown on map of Section 1 of said subdivision recorded in Map Book 30 at Page 26 in the Office of the Register of Deeds of New Hanover County.

RETURNED TO

*Beth Wright
Calder & Calder*

The property hereinabove described was acquired by Grantor by instrument recorded in
 Book 1469 at Page 1826 in the New Hanover County Registry

A map showing the above described property is recorded in Plat Book 30 page 26.....

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:

The provisions of all applicable zoning and land use ordinances, statutes and regulations; 1990 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

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.

F & S BUILDERS

.....
 (Corporate Name)

By:

.....
 President

ATTEST:

.....
 Secretary (Corporate Seal)

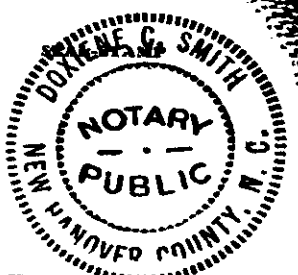
USE BLACK INK ONLY

..... (SEAL)

By: *William Thomas Sawyer* (SEAL)
 WILLIAM THOMAS SAWYER

May L. Sawyer (SEAL)
 MAY L. SAWYER

..... (SEAL)



NORTH CAROLINA, New Hanover County.

I, a Notary Public of the County and State aforesaid, certify that William Thomas Sawyer
 and wife, May L. Sawyer Grantee,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of March, 1990

My Commission Expires October 4, 1992
 My commission expires:

Signature of Notary Required *Doxiene C. Smith* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

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

personally came before me this day and acknowledged that he is Secretary of

..... 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, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of DOXIENE C. SMITH, a notary public

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.

REBECCA P. TUCKER

REGISTER OF DEEDS FOR NEW HANOVER COUNTY

By *Reyn* Deputy/Assistant - Register of Deeds