

9.00
1 W/
7.00 K.S. 44-000

BOOK PAGE
1611 0511

RECORDED & VERIFIED
RELECCA T. CHRISTIAN
REGISTER OF DEEDS
NEW HANOVER CO. NC
'92 JUL 16 PM 2 17

EU HANOVER 87-28-92



\$4.00
Real Estate
Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to

This instrument was prepared by FIRST UNION CORPORATION

Brief description for the Index
Lot 104, OCEAN FOREST LAKES, PH 2

060070 NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of July, 19 92, by and between

GRANTOR

FIRST UNION NATIONAL BANK OF NORTH CAROLINA
SPECIAL ASSETS DIVISION
301 S. COLLEGE STREET, TW-12
CHARLOTTE, NC 28288-1095

GRANTEE

T & T ENTERPRISES, A North Carolina Partnership

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 Wilmington Township,

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

See EXHIBIT "A" attached hereto and incorporated herein by reference.

RETURNED TO R. Cantor 6/9

249403

BOOK PAGE
1611 0512

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1423, Page 0784

New Hanover Register of Deeds

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, covenants, restrictions, and other matters 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 hereunto affixed by authority of its Board of Directors, the day and year first above written.

FIRST UNION NATIONAL BANK OF NORTH CAROLINA

(Corporate Name)

By *John H. Hickey*
President

Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL - STAMP

NORTH CAROLINA, _____ County.

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

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ Notary Public

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Janet Simpson
personally came before me this day and acknowledged that he is Assistant Secretary of

FIRST UNION NATIONAL BANK OF NORTH CAROLINA 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 Assistant Vice
President, sealed with its corporate seal and attested by _____ as its Assistant Secretary.

Witness my hand and official stamp or seal, this 13 day of July, 1992.

My commission expires: 12-8-93 Vivian E. Nelson Notary Public

The foregoing Certificate(s) of

Vivian E. Nicholson, 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.

By Rebecca Jucker Christian
Pym Deputy Assistant Register of Deeds. New Hanover COUNTY

EXHIBIT "A"

BEING all of Lot 104, as the same is shown on the map of Phase 2, Ocean Forest Lakes, which is recorded in the New Hanover County, North Carolina Registry in Map Book 25, at Page 22, reference to which said map is hereby made for a more complete description of said lot.

This lot has heretofore been subject to the provisions of that Declaration of Articles of Covenants, Conditions and Restrictions which are recorded in Book 1287, at Page 149, in said Registry, and this lot is conveyed together with all rights, powers, privileges, easements and appurtenances accruing to fee simple owners of lots in Ocean Forest Lakes thereunder.

PAGE	0513
BOOK	1611