

BOOK

PAGE

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0474

NEW HANOVER CO

04-30-93



\$450.00

Real Estate
Excise Tax

Excise Tax

RECORDED AND VERIFIED
MARY SUE GOTS
REGISTER OF DEEDS
NEW HANOVER CO. NC

93 APR 30 AM 9 23

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

Mail after recording to

RETURNED TO *Laurie A. Henry, City*This instrument was prepared by *William L. Hill, II, Attorney, P. O. Drawer 2178, Wilmington, NC 28402*

Brief description for the Index

000013

Unit 5-B Drayton Square

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *29th* day of *April*, 19 *93*, by and between

GRANTOR

GRANTEE

VIRGINIA E. HARDACRE

B & B PROPERTIES, a N.C.
Co-Partnership composed of
W. Eugene Edwards, Jr. and
Elizabeth E. Leonard
6114 Market Street
Wilmington, NC 28405

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

New Hanover

County, North Carolina and more particularly described as follows:

Township,

That certain condominium unit known as Building 5,
Unit B of Drayton Square as more particularly
described on Exhibit A attached hereto.

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The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1197 Page 0233 of the New Hanover County Registry.

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 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; 1993 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.

(Corporate Name)

By:

President

ATTEST:

(Corporate Seal)

USE BLACK INK ONLY

Virginia E. Hardacre
VIRGINIA E. HARDACRE

(SEAL)

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, NEW HANOVER County.

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

VIRGINIA E. HARDACRE

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of April, 1993.

My commission expires: 11-24-97 *Kimberly H. Gaze* 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)

Kimberly H. Gaze, 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.

MARY SUE QOTS

REGISTER OF DEEDS FOR

New Hanover

COUNTY

By

Phyllis Gaze

Deputy/Assistant - Register of Deeds

EXHIBIT A

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0476

WARRANTY DEED FROM VIRGINIA E. HARDACRE

TO B & B PROPERTIES, a N.C. Co-Partnership

BEING known and designated as Building 5, Unit B on a Plat entitled DRAYTON SQUARE recorded in Book 1180 at Pages 71 through 89 and Book 1197 at Page 205 through 228 in the office of the Register of Deeds of New Hanover County, North Carolina.

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the Declaration of Condominium issued by Herbert F. Scott and wife, Ann H. Scott; James F. Smith, Jr. and wife, Judith W. Smith; and William A. Phillips and wife, Phoebe H. Phillips, and recorded in the office of the Register of Deeds of New Hanover County, in Book 1180 at Page 60 through Page 100 and Book 1197 at Page 205 through Page 228, and pursuant thereto membership in DRAYTON SQUARE ASSOCIATION, LTD., a North Carolina Non-Profit Corporation.

SUBJECT to the assessments, limitations, and rules stated or reserved in said Declaration of Condominium and the By-Laws annexed thereto. The Declaration of Condominium and all attachments thereto are incorporated herein as if set forth in their entirety. By way of illustration and not by way of limitation, said Declaration provides for: (1) 6.5% as the percentage of undivided interest appertaining to the above unit and the common areas and facilities; (2) said unit shall be used for residential and lodging accommodation purposes; (3) property rights of the party of the second part as a unit owner, and any guests or invitees of said party of the second part in and to the Common Areas; (4) obligations and responsibility of the party of the second part for regular assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (6) obligations of the party of the second part and the Association mentioned in said By-Laws, for maintenance; and (7) restrictions upon use of the unit ownership in real property conveyed therein.

TOGETHER with an easement for the purposes of ingress and egress over and upon the following described property:

BEGINNING at the Southwest corner of Lot 10, Section 9, Highland Hills Subdivision, map of same being recorded in Map Book 17 at page 40 of the New Hanover County Registry; running thence from said beginning point with the West end of Graymont Drive, South 05 degrees 56 minutes West 30.0 feet to a point; running thence North 84 degrees 04 minutes West 179.95 feet to a point; running thence North 17 degrees 45 minutes 30 seconds East 238.19 feet to a point; running thence South 73 degrees 58 minutes 30 seconds East 30.01 feet to a point; running thence South 17 degrees 45 minutes 30 seconds West 202.16 feet to a point; running thence South 84 degrees 04 minutes East 143.01 feet to the point of beginning.