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FOR REGISTRATION REGISTER OF DEEDS  
REBECCA T. CHRISTIAN  
NEW HANOVER COUNTY, NC  
2002 NOV 22 09:44:48 AM  
BK: 3533 PG: 174-179 FEE: \$26.00  
INSTRUMENT # 2002059697

NO REVENUE STAMPS

Prepared by and Return to: The Banks Law Firm, P.A.  
P. O. Box 14350  
Research Triangle Park, NC 27709  
\$0 Deed Stamps

POS410021-013-000  
P/O-RO 5414-001-001-000  
6013-016-002-000  
GENERAL WARRANTY DEED  
Parcel #s RO 6017-005-001-000;  
6017-004-008-000;  
6013-021-031-000;  
6013-017-001-000;

NORTH CAROLINA  
NEW HANOVER COUNTY

THIS DEED is made this the 20<sup>th</sup> day of November 2002, by and between the Housing Authority of the City of Wilmington, North Carolina, a public body corporate and politic organized under Chapter 157 of the North Carolina General Statutes, whose address is 508 South Front Street, Wilmington, North Carolina 28401 ("Grantor") and New Dawson Limited Partnership, a North Carolina limited partnership, whose address is c/o Telesis II Corporation, 1101 30<sup>th</sup> Street, N.W., Washington, D.C. 20007 ("Grantee").

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.

**Witness That:**

The Grantee shall construct approximately one hundred (100) residential dwelling units upon the property described in Exhibit A (the "Development") and property owned by the Grantee located on Covil Avenue, City of Wilmington, North Carolina;

The Development shall contain approximately seventy-one (71) units that shall be public housing units (the "PHA Assisted Units");

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

**RETURNED TO MTFG**

simple, all of those certain lots or parcels of land situate in New Hanover County, North Carolina, and being more particularly described as follows:

*See Exhibit A attached hereto and incorporated herein by reference.*

**TO HAVE AND TO HOLD** the aforesaid lots or parcels 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 the 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 described above is subject to the following exceptions:

1. All restrictions, rights of way, easements and permits of record, if any.
2. The above notwithstanding, the fee simple interest created herein shall cease and terminate title to the property and all improvements erected thereon shall automatically revert back to and become re-vested in the Grantor or its successors and/or assigns on December 31, 2077.

The Grantee hereby acknowledges that it has taken title to the property subject to the terms and conditions of this General Warranty Deed.

**[SIGNATURE PAGE TO FOLLOW]**

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 Commissioners, the day and year first above written.



Housing Authority of the City of Wilmington, North Carolina

By: Windell Daniels (SEAL)  
Windell Daniels  
Chairman of the Board of Commissioners

ATTEST  
[Corporate Seal]

By: Benjamin J. Quattlebaum, II (SEAL)  
Benjamin J. Quattlebaum, II  
Secretary

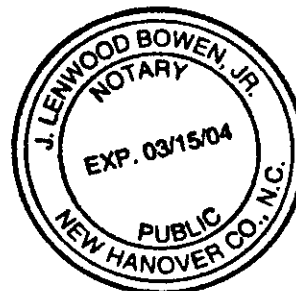
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

This is to certify that on this day personally came before me, Benjamin J. Quattlebaum, II with whom I am personally acquainted, and being by me duly sworn, says that he is the Secretary and Windell Daniels, is the Chairman of the Board of Commissioners of the Housing Authority of the City of Wilmington, North Carolina, the municipal corporation named within and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to said instrument is said common seal; that the name of the corporation was subscribed thereto by the Chairman and that the said Chairman subscribed his name hereto and said common seal was affixed, all by order of the Housing Authority of the City of Wilmington, North Carolina and that said instrument is the act and deed of said corporation.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of November 2002.

J. Lenwood Bowen, Jr.  
Notary Public

My Commission Expires:  
3/15/04



## **Exhibit A**

All those tracts or parcels of land lying and being in the City of Wilmington, New Hanover County, North Carolina and being more particularly described as follows:

### **TRACT I: DOVE MEADOWS SITE**

Located in the City of Wilmington, New Hanover County, State of North Carolina, and being described as follows:

Beginning at an "X" in concrete, in the eastern line of Adams Street (60' public right of way), said beginning point being located South 02 degrees 43 minutes 03 seconds East - 122.50' from an existing iron pipe at the intersection of the eastern right of way line of Adams Street with the southern right of way line of Southern Boulevard (90' public right of way), said beginning point being the southwest corner of the property owned by Prayer and Bible Independent Church of God for All People, Inc., and runs thence from said point of beginning, with the line of the church property, North 87 degrees 24 minutes 38 seconds East - 177.96' to an iron rod in the line of the G.C. Bordeaux Subdivision as shown on a map recorded in Book 299, Page 593 of the New Hanover County Registry; thence with the line of the Bordeaux Subdivision, South 02 degrees 34 minutes 11 seconds East - 549.60' to an iron rod; thence South 87 degrees 16 minutes 57 seconds West - 176.54' to an "X" in concrete in the eastern right of way line of Adams Street; thence with the eastern right of way line of Adams Street, North 02 degrees 43 minutes 03 seconds West - 550.00' to the point of beginning, containing 2.237 Acres more or less, and being a part of that land described in a deed to Wilmington Housing Authority as recorded in Book 3026, Page 165 of the New Hanover County Registry, and being lots 16-26, Block 6 of Sunset Park as shown in Map Book 3, Page 6 of the New Hanover County Registry.

### **TRACT II: MAIN JERVAY SITE (EXCLUDING PHASE I)**

Beginning at an iron rod located at the intersection of the southerly street boundary of Dawson Street (Public Right-of-Way, 80' in width) with the easterly street boundary of 8<sup>th</sup> Street (Public Right-of-Way, 66' in width); said iron rod located south 45 degrees 07 minutes 21 seconds east a distance of 51.87 feet from a concrete monument located at the centerline intersection of 8<sup>th</sup> Street and Dawson Street;

Thence north 84 degrees 23 minutes 00 seconds east along the southerly street boundary of Dawson Street a distance of 727.34 feet to a 5/8" iron rod; said iron rod located on the westerly street boundary of 10<sup>th</sup> Street (Public Right-of-Way, 66' in width);

Thence south 05 degrees 37 minutes 00 seconds east along said street boundary a distance of 853.51 feet to 5/8" iron rod; said iron rod located on the northerly street boundary of Meares Street (Public Right-of-Way, 66' in width);

Thence south 84 degrees 23 minutes 00 seconds west along said street boundary a distance of 615.34 feet to a 5/8" iron rod; said iron rod located on the easterly street boundary of Sugar Ray Leonard Lane (Public Right-of-Way, 25' in width);

Thence north 05 degrees 37 minutes 00 seconds west along said street boundary a distance of 710.00 feet to a 5/8" iron rod; said iron rod located on the northerly street boundary of Virgil Rhodes Lane (Public Right-of-Way, 25' in width);

Thence south 84 degrees 23 minutes 00 seconds west along said street boundary a distance of 112.00 feet to a 5/8" iron rod located on the easterly street boundary of 8<sup>th</sup> Street;

Thence north 05 degrees 37 minutes 00 seconds west along said street boundary a distance of 143.51 feet to the point of beginning; containing 541,274+/- square feet or 12.426 acres, more or less.

### **TRACT III: WATER TOWER SITE**

BEGINNING at a point in the present Northern line of Dawson Street (40 feet from the center thereof), said point being South eighty-four (84) degrees twenty-three (23) minutes West eighty-two and fifty one-hundredths (82.50) feet from Western line of Tenth Street (33 feet from the center thereof), running thence from said beginning with the present Northern line of Dawson South eighty-four (84) degrees twenty-three (23) minutes West two-hundred forty-eight and twenty-two one-hundredths (248.22) feet to a point in the Eastern line of Ninth Street, (33 feet from the center thereof), thence with said Eastern line North five (05) degrees thirty-seven (37) minutes West one-hundred twenty-three and forty-five one-hundredths (123.45) feet to a point, thence North eighty-four (84) degrees twenty-three (23) minutes East one hundred forty-eight and twenty-two one-hundredths (148.22) feet to a point, thence North five (05) degrees thirty-seven (37) minutes West thirty (30.00) feet to a point, thence North eighty-four (84) degrees twenty-three (23) minutes East one-hundred and three one-hundredths (100.03) feet to a point, said point being Westwardly and perpendicular 82.50 feet from the Western line of Tenth Street, running thence South five (05) degrees thirty-seven (37) minutes East one-hundred fifty-three and forty-five one-hundredths (153.45) feet to the point of beginning, containing 33,648± square feet (0.772± acres) of area and being a part of those tracts described in Deed Book 313 at Page 433 and Deed Book 472 at Page 473 of the New Hanover County Registry.



REBECCA T. CHRISTIAN  
REGISTER OF DEEDS, NEW HANOVER  
JUDICIAL BUILDING  
316 PRINCESS STREET  
WILMINGTON, NC 28401

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Filed For Registration: 11/22/2002 09:44:48 AM

Book: RE 3533 Page: 174-179

Document No.: 2002059697

DEED 6 PGS \$26.00

Recorder: JACQUELINE NELSON

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State of North Carolina, County of New Hanover

The foregoing certificate of J LENWOOD BOWEN JR Notary is certified to be correct. This 22 ND of November 2002

REBECCA T. CHRISTIAN, REGISTER OF DEEDS

By:   
Deputy/Assistant Register of Deeds

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**\*2002059697\***

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