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17  
593.RLS



FOR REGISTRATION REGISTER OF DEEDS  
REBECCA P. SMITH  
NEW HANOVER COUNTY, NC  
2006 JUN 30 04:21:52 PM  
BK:5045 PG:2978-2980 FEE:\$17.00  
NC REV STAMP:\$593.00  
INSTRUMENT # 2006037660

### NORTH CAROLINA GENERAL WARRANTY DEED

**Prepared by:** Ned M. Barnes  
A-3 Pleasure Island Plaza  
Carolina Beach, NC 28428

**Return to:** Ned M. Barnes

**Excise Tax:** \$593.00  
**Parcel Identifier:** R08700-001-105-000

**Brief description for the Index**

Lot 175, Section 6, CYPRESS ISLAND

THIS DEED made this 29<sup>th</sup> day of June, 2006, by and between

GRANTOR	GRANTEE
CYPRESS GREEN, INC., a North Carolina corporation	MARCELO JOFFE and wife, AURORA JOFFE  9404 Scratch Court Wilmington, NC 28412

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

BEING ALL of Lot 175, Section 6, CYPRESS ISLAND, as shown on map of same recorded in Map Book 39 at Page 99 of the New Hanover County Registry, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2540, at Page 964 of the New Hanover County Registry.

A map showing the above described property is recorded in Map Book 39, at Page 99.

RETURN TO NED M. BARNES

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 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:

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2006 and subsequent years.

**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.

CYPRESS GREEN, INC.

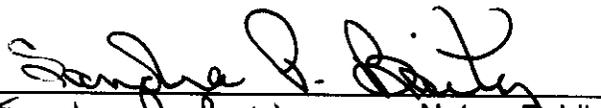
By: 

Stephen M. Miller, President

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I certify that Stephen M. Miller, who is personally known to me, appeared before me this day and acknowledged that he is President of Cypress Green, Inc., a North Carolina corporation, and acknowledged on behalf of Cypress Green, Inc. the due and voluntary execution of the foregoing instrument for the purpose stated therein.

WITNESS my hand and notarial stamp or seal, this the 29<sup>th</sup> day of June, 2006.

  
Sandra P. Baity, Notary Public

[Official Seal]

My commission expires: 10-16-2008





REBECCA P. SMITH  
REGISTER OF DEEDS, NEW HANOVER  
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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Filed For Registration: 06/30/2006 04:21:52 PM

Book: RE 5045 Page: 2978-2980

Document No.: 2006037660

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$593.00

Recorder: CRESWELL, ANDREA

State of North Carolina, County of New Hanover

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

**\*2006037660\***

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