

FILED in PAMLICO County, NC  
on Dec 05 2008 at 11:17:53 AM  
by: SUE H. WHITFORD  
REGISTER OF DEEDS  
BOOK 524 PAGE 477

Prepared by:  
Stubbs & Perdue, P.A.  
Attorney at Law  
310 Craven Street  
New Bern, NC 28560  
Parcel No: Portion 6487366211000  
Revenue Stamps \$0.00

RETURNED TO:  
DATE RETURNED:  
12-12-08

NORTH CAROLINA  
PAMLICO COUNTY

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED, dated the 4<sup>th</sup> day of December, 2008, is made by and between **Kershaw Creek Properties, LLC, a North Carolina Limited Liability Company** (herein called the "Grantor"); and **The Cloisters at Kershaw Creek Homeowners Association, Inc., a North Carolina non-profit corporation** (herein called the "Grantee") whose address is c/o Warren Funk, 9207 Hornigold Ave., Oriental, NC 28571.

The terms "Grantor" and "Grantee" as used herein shall mean and include the parties indicated, whether one or more, and their heirs, legal representatives, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

W I T N E S S E T H:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, the following described real property; to wit:

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

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee and has the right to convey the same in fee simple, that the title is free and clear of all liens and encumbrances except as herein otherwise described, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

Kershaw Creek Properties, LLC

By: *Sylvan Friedman*  
Sylvan Friedman, Manager

County of Craven  
State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Sylvan Friedman, Manager of Kershaw Creek Properties, LLC**

Date: December 4, 2008

Official Seal

*Jonathan Eric Friesen*  
Official Signature of Notary  
Jonathan Eric Friesen, Notary Public  
Notary's printed or typed name

My commission expires: 1/6/2010

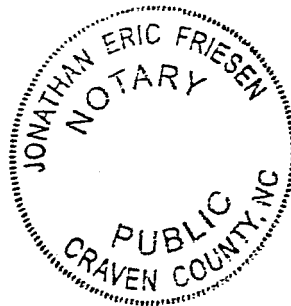


EXHIBIT A

All of those certain tracts or parcels of land lying and being situate in Number Two (2) Township, Pamlico County, North Carolina, and being more particularly described as follows:

Tract 1:

Being all of Lot 31, as the same is shown and delineated on that certain map or plat entitled "Final Plat The Cloisters at Kershaw Creek, Phase II" dated January 15, 2008, by Kendall E. Gaskins, PLS, and recorded in Plat Cabinet A, Slide 173-13, in the office of the Register of Deeds of Pamlico County, North Carolina.

Tract 2:

Being all of those two (2) tracts or parcels of land shown and identified as "Future Development" on that certain map or plat entitled "Final Plat The Cloisters at Kershaw Creek, Phase II" dated January 15, 2008, by Kendall E. Gaskins, PLS, and recorded in Plat Cabinet A, Slide 173-13, in the office of the Register of Deeds of Pamlico County, North Carolina.

Tract 3:

Being all of that certain tract or parcel of land shown and identified as "Boat Storage & Common Area" consisting of 1.21 acres, on that certain map or plat entitled "Final Plat The Cloisters at Kershaw Creek, Phase II" dated January 15, 2008, by Kendall E. Gaskins, PLS, and recorded in Plat Cabinet A, Slide 173-13, in the office of the Register of Deeds of Pamlico County, North Carolina.