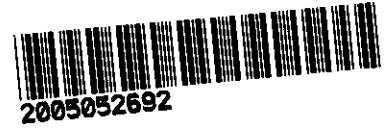


2
ins
680r/s



FOR REGISTRATION REGISTER OF DEEDS
REBECCA P. SMITH
NEW HANOVER COUNTY, NC
2005 SEP 12 01:14:17 PM
BK: 4903 PG: 350-352 FEE: \$17.00
NC REV STAMP: \$680.00
INSTRUMENT # 2005052692

Prepared by: J.C. Hearne, II
265 Racine Drive Suite 104
Wilmington, NC 28403

Preparer of this document has made no title examination
and makes no representations or certifications as to any
matters affecting title.

Return to: Clark & Newton
Excise Tax: \$

Parcel ID # Part R02900-03-056-000

Brief description for the index:

Lot 205, Phase 3, Section 1, Plantation Landing

NORTH CAROLINA GENERAL WARRANTY DEED
THIS DEED, made this 9th day of September, 2005, by and between

<p align="center">GRANTOR</p> <p>STEVENS BUILDING COMPANY, a North Carolina corporation</p>	<p align="center">GRANTEE</p> <p>Brian M. McCormack and wife, Ashley G. McCormack</p> <p>822 Lambrook Drive Wilmington, North Carolina 28411</p>
---	---

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 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, North Carolina and more particularly described as follows:

BEING all of Lot 205, Plantation Landing, Phase 3, Section 1, as shown on map of same recorded in Map Book 47, Pages 152-155, New Hanover County Registry, reference to which is hereby made for a more particular description.

The property here in above described is a portion of the property that was acquired by Grantor by instrument recorded in Book **4660** at Page **60**.

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.

By acceptance of this Deed Grantee shall be a member of the Owners Association, and shall abide by all rules and regulations of the Association specifically including payment of all assessments when due. Failure to pay such dues may result in liens being placed against the property and could result in foreclosure.

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:

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 2005 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 officer by authority of its Board of Directors, the day and year first above written.

STEVENS BUILDING COMPANY

By *Linda House* (Seal)
Linda House, Vice President

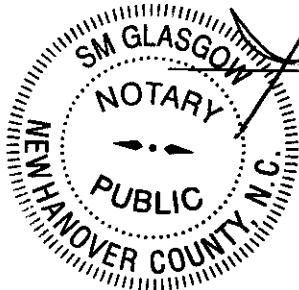
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, certify that Linda House personally came before me this day and acknowledged that she is Vice President of Stevens Building Company and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President.

Witness my hand and official stamp or seal, this 9th day of September, 2005.

My commission Expires:
8-27-2008

SM Glasgow
Notary Public

A circular notary seal for SM Glasgow, Notary Public, New Hanover County, N.C. The seal features the text "SM GLASGOW" at the top, "NOTARY PUBLIC" in the center, and "NEW HANOVER COUNTY, N.C." around the bottom edge. A signature is written over the seal.



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

WILMINGTON, NC 28401

Filed For Registration: 09/12/2005 01:14:17 PM

Book: RE 4903 Page: 350-352

Document No.: 2005052692

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$680.00

Recorder: MARVIS ANN STORER

State of North Carolina, County of New Hanover

The foregoing certificate of S M GLASGOW Notary is certified to be correct. This 12TH of September 2005

REBECCA P. SMITH , REGISTER OF DEEDS

By: *Marvis Ann Storer*
Deputy/Assistant Register of Deeds

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

2005052692

2005052692