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STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

REVENUE STAMPS: \$ 106.00

Tax Map # 8507-004-011-000

Mail After Recording To: Willie Pearson, Jr.

301 G. St. SW #222
Washington, DC 20024

RECORDED & VERIFIED
MARY SUE OOTS
REGISTER OF DEEDS

NEW HANOVER CO. NO.
GENERAL WARRANTY DEED

03/05/1999

NEW HANOVER COUNTY
31

\$106.00



Real Estate
Excise Tax

DRAWN BY: CALDER & CALDER, 611 Princess Street, Wilmington, NC
Brief Description: 10 INLET WATCH 1

This deed, made and entered into this, the 24TH day of FEBRUARY, 1999, by and between Clarence P. Brown, unmarried the GRANTOR herein; and, Willie Pearson, Jr. and Cheryl Leggon, the GRANTEE herein.

000256

WITNESSETH:

That the Grantor, for and in the consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, has and by these presents, does grant, bargain, sell and convey unto the Grantees in fee simple, a one-half undivided interest in that real estate located in the County of New Hanover, State of NORTH CAROLINA, more particularly described as follows:

All of Lot 10 in Inlet Watch Subdivision, Section 1, as the same is shown on maps recorded in Map Book 27 Pages 106 and 107 in the New Hanover County Registry, TOGETHER WITH AND SUBJECT TO all of the rights, covenants, easements, conditions and restrictions contained in Declaration recorded in Book 1383 Page 1735 and following pages in said Registry, and all amendments and supplements thereto, TOGETHER WITH an easement for ingress, egress and regress over and across those areas designated as common areas on said maps, including those private streets as shown on the recorded maps of Sections 1, 2 and 3 in Inlet Watch Subdivision and alto TOGETHER WITH Boat Slip #029 of Inlet Watch Yacht Club, Inc., being an undivided .4315% interest in the common areas and facilities of Inlet Watch Yacht Club, Inc. as the same are shown on map recorded in Map Book 25 Page 72 in said Registry; and being the same lands and facilities described in deed recorded in Book 1992 Page 40 in said Registry.

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantee in fee simple.

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 the 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; 1999 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

In witness whereof, the Grantor(s) have hereunto set their hands and seals this the day and year first above written.

 (SEAL)
Clarence P. Brown

571837

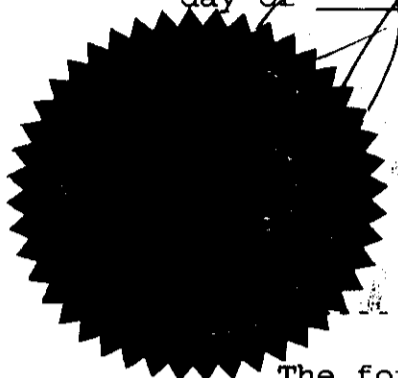
STATE OF Washington

COUNTY OF District of Col.

I, Betty Lancaster Short

a Notary Public of the County and State aforesaid, certify that Clarence P. Brown personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 24th day of February, 1999.



Betty Lancaster Short
Notary Public
Notary Public District of Columbia
My Commission Expires: ~~My Commission Expires~~ March 14, 2000

The foregoing Certificate(s) of

Betty Lancaster Short 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 OOTS, REGISTER OF DEEDS FOR NEW HANOVER COUNTY

BY: Mavis Ann Storey
Deputy/~~Assistant~~-Register of Deeds

Notary Seal
RECORD OF POOR QUALITY DUE TO
CONDITION OF ORIGINAL DOCUMENT
G.S. 101-14