

Issued Mar 08 2005
\$2,070.00
State of PAMLICO
North Carolina County
Real Estate Excise Tax

FILED in PAMLICO County, NC
on Mar 08 2005 at 02:24:37 PM
by: SUE H. WHITFORD
REGISTER OF DEEDS
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NORTH CAROLINA
PAMLICO COUNTY

WARRANTY DEED

THIS DEED, made and entered into this 18th day of February, 2005, by and between GERALD D. HEDRICK and wife, ANN P. HEDRICK, hereinafter called "grantors", and RIVERWINDS CONDOMINIUMS, LLC, A North Carolina Limited Liability Company, 401 Vandemere Street, Oriental, NC 28571, hereinafter called "grantee";

W I T N E S S E T H:

That grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to them in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey to the said grantee and its successors and assigns, a certain tract or parcel of land in the Number Two (2) Township, Pamlico County, North Carolina, particularly described as follows:

On the east side of Smith Creek and west side of Blackwell Point Loop Road and being that parcel containing 0.624 acres as shown on that map by Nixon Surveying entitled "PROPERTY SURVEY FOR GERALD D. HEDRICK and wife, ANNE P. HEDRICK" dated April 24, 2003, and recorded in Deed Book 399 on page 227, Pamlico County Registry.

SAVING AND EXCEPTING from the above-described parcel is the following described parcel or unit: BEGINNING at a point the following two courses and distances from grantors' northeast corner: N 86° 04' 45" W 196.57 feet, S 05° 16' 09" W 11.67 feet, thence from said POINT OF BEGINNING continuing S 05° 16' 09" W 22.17 feet, thence N 84° 43' 51" W 52.00 feet, thence N 05° 16' 09" E 22.08 feet, thence S 84° 43' 51" E 52.00 feet to the POINT OF BEGINNING, it being Unit One of Riverwinds Condominiums.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said grantee and its successors and assigns, in fee simple forever.

And grantors, for themselves, their executors and administrators, covenant with grantee and its successors and assigns, that they are seized of said premises in fee; that they

RETURNED TO → Prepared by HOLLOWELL & HOLLOWELL, LLP
DATE RETURNED 3-11-05
Attorneys at Law
Bayboro, North Carolina 28515

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have a perfect right to convey the same in fee simple; that the same are free and clear of all encumbrances whatsoever, except those hereinabove stated; and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, grantors have hereunto set their hands and adopted as their seals the typewritten word "SEAL" appearing beside each name, the day and year first above written.

Gerald D. Hedrick (SEAL)
Gerald D. Hedrick

Gwinn O. Hedrick (SEAL)
BY:
Gwinn O. Hedrick, Attorney in fact for
Gerald D. Hedrick

Ann P. Hedrick (SEAL)
Ann P. Hedrick

Gwinn O. Hedrick (SEAL)
BY:
Gwinn O. Hedrick Attorney in fact for
Ann P. Hedrick

NORTH CAROLINA
PAMLICO COUNTY

I, Bernard B. Hollowell, Jr, a Notary Public in and for said county and state, do hereby certify that Gwinn Odell Hedrick, attorney in fact for Gerald D. Hedrick, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Gerald D. Hedrick and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Pamlico, State of North Carolina, on the 20th day

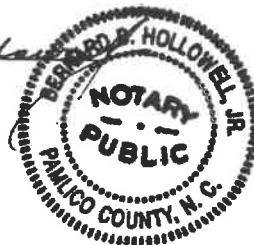
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of May, 2003, in Deed Book 399 at page 212, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Gwinn Odell Hedrick acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Gerald D. Hedrick.

Witness my hand and notarial seal/stamp, this the ^{15th} day of Feb., 2005.

Bernard B. Hollowell, Jr.
Notary Public



My commission expires: 11/18/2008

NORTH CAROLINA
PAMLICO COUNTY

I, Bernard B. Hollowell, Jr., a Notary Public in and for said county and state, do hereby certify that Gwinn Odell Hedrick, attorney in fact for Ann P. Hedrick, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Ann P. Hedrick, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds in the County of Pamlico, State of North Carolina, on the 20th day of May, 2003, in Deed Book 399 at page 216, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

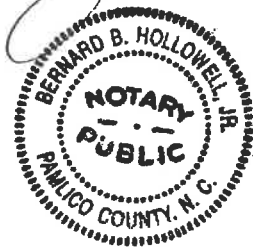
I do further certify that the said Gwinn Odell Hedrick acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Ann P. Hedrick.

Witness my hand and notarial seal/stamp, this the ^{18th} day of Feb., 2005.

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Bernard B. Hollowell Jr.
Notary Public

My commission expires: 11/16/2008



NORTH CAROLINA
PAMLICO COUNTY

The foregoing certificate of *Bernard B. Hollowell Jr.*
a Notary Public in and for said county and state, is certified to
be correct.

Due H. Whitford
Register of Deeds

By: _____
Asst./Deputy Register of Deeds