



This certifies that there are no delinquent ad valorem taxes, fees, assessments or other liens which the Brunswick County Tax Collector is charged with collecting, that are a lien on: Parcel Number 227PA104 as noted by the Brunswick County Assessor's Office. This is not a certification that the parcel number matches the deed description.
 Date 6-29-17 Wendy Black
Deputy Tax Collector / Del. Tax Spec.

Presenter Baxley Ret: Bey
 Total 26 Rev 0 Int. NR
 Ck \$ 26 Ck # 0054 Cash \$ _____
 Refund: _____ Cash \$ _____ Finance _____
 Portions of document are illegible due to condition of original.
 Document contains seals verified by original instrument that cannot be reproduced or copied.

NORTH CAROLINA GENERAL WARRANTY DEED
 STATE OF NORTH CAROLINA Parcel # 227PA104

COUNTY OF BRUNSWICK

THIS DEED, made this the 29 day of June 2017, by and between **ANTHONY N. DEMARTE and wife, CONSTANCE M. DEMARTE**, of 7505 Southwest Moorhen Lane, Unit 54-B, Sunset Beach, North Carolina, 28468, parties of the first part, hereinafter referred to as Grantors, and **JASON A. DEMARTE**, a 1% undivided interest and **NATHAN E. DEMARTE**, a 1% undivided interest, of 4138 Breezewood Drive, Unit 201, Wilmington, North Carolina, 28412, parties of the second part, hereinafter referred to as Grantees;

WITNESSETH:

THAT the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantees, their heirs and assigns, in fee simple, undivided interests, as herein stated in and to that certain lot or parcel of land situated in the Town of Sunset Beach, Shallotte Township, Brunswick County, North Carolina, and being more particularly described as follows:

Being known and designated as Unit 54-B, Sunset Village at Sandpiper Bay Golf & Country Club Condominium Association, as shown on a plat or plats entitled "Sunset Village at Sandpiper Bay Golf & Country Club Condominium Association", recorded in Condominium and Unit Ownership File Book 8 at Pages 465 through 469 in the office of the Register of Deeds of Brunswick County, North Carolina, reference to which is hereby made for a more particular description.

Together with rights and easements appurtenant to said unit applicable to said interests herein conveyed as specifically enumerated in the "Declaration of Condominium for Sunset Village at Sandpiper Bay Golf & Country Club Condominium" recorded in the office of the Register of Deeds for Brunswick County in Book 1346 at Page 625, et seq. and as amended thereafter, (the "Declaration") and pursuant thereto membership in Sunset Village at Sandpiper Bay Golf & Country Club Condominium Association, Inc., a North Carolina Non-Profit Corporation.

Together with rights applicable to said interest herein conveyed in and to the limited common areas and facilities appurtenant to said unit, and

Subject to said Declaration and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety.

Together with a non exclusive easement for ingress and egress over and across Sandpiper Bay Drive from Old Georgetown Road to the property described above as Phase XIX as shown on the plat referred to above.

Prepared by: **BAXLEY SMITHWICK PLLC, Attorneys at Law**
 Without Opinion of Title