

FILED FOR REGISTRATION
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1981 JUL 24 AM 10:58
REGISTER OF DEEDS
BRUNSWICK COUNTY, N.C.
Recording Data

STATE OF NORTH CAROLINA
JUL 17 1981
Real Estate
Excise Tax
00.50
RTA
EXCISE TAX

Mail after recording to William T. Lanier, 2463 Lanter St., Charleston, S.C., 29407

Prepared by E. Mintz, employee of Reeves Telecom Associates.

WARRANTY DEED

THIS DEED, made this 20th day of July, 1981, by and between REEVES TELECOM ASSOCIATES, a South Carolina Limited Partnership, with an office located in the City of Boiling Spring Lakes, Brunswick County, North Carolina (hereinafter GRANTOR), to Geraldine Beatrice Lattie Lanier

(hereinafter GRANTEE). The designation 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 the GRANTOR, in consideration of 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 the City of Boiling Spring Lakes, Town Creek Township, Brunswick County, North Carolina and more particularly described as follows:

BEING ALL OF LOT(S) 577 BLOCK _____ SECTION SLE-3 of the BOILING SPRING LAKES SUBDIVISION according to a map recorded in Map Book (Cabinet) H at Page(s) 365 of the Brunswick County Registry. Said lot(s) having the metes, bounds, and locations as shown on said map.

TO HAVE AND TO HOLD the aforesaid lot(s) or parcel(s) 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 from all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

1. Those covenants, restrictions and conditions set forth in a public declaration dated August 23, 1971 and recorded in Book 258 at Page 773, Brunswick County Registry.
2. Reeves Telecom Associates reserves to itself, its successors and assigns, a drainage easement across said lots or tracts or parcels of land running along the property line and extending five (5) feet on either side thereof, and the right to cross said property to go to and from said easement by the nearest route, and should Reeves Telecom Associates or its successors and assigns cause any damage to the property, then Reeves Telecom Associates or its successors and assigns, shall be liable to the lot owner for same. Reeves Telecom Associates for itself and its successors and assigns also reserves easements for installation and maintenance of utilities including, but not limited to electrical, telephone, water, and sewer.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

REEVES TELECOM ASSOCIATES, A Limited Partnership

Hazard E. Reeves (SEAL)
General Partner

By Charles A. Tate, Jr. Atty. in Fact

| LINE | CON. | TA | REL | BT |
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| 1426 | A | 123 | a | |

STATE OF NORTH CAROLINA, COUNTY OF BRUNSWICK

I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal this _____ day of _____, 19 _____.

(NOTARY SEAL)

NOTARY PUBLIC

My commission expires: _____

STATE OF NORTH CAROLINA, COUNTY OF BRUNSWICK

I, Emogean Mintz, do hereby certify that Charles A. Tate, Jr., Attorney in Fact for Hazard E. Reeves, 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 Hazard E. Reeves, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds for Brunswick County, North Carolina, on the 24th day of April, 19 81, and that his instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Charles A. Tate, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Hazard E. Reeves.

(NOTARY SEAL)

Witness my hand and official seal this the 23rd day of July, 19 81

Emogean Mintz
NOTARY PUBLIC

My commission expires: _____



STATE OF NORTH CAROLINA, Brunswick County
The Foregoing Certificate(s) of Emogean Mintz, Notary Public

(is/are) certified to be correct.
Recorded this 24th day of July, 19 81 at 10:58 o'clock A. M. mc

Robert J. Robinson, Register of Deeds

Robert J. Robinson