

100-25

FOR REGISTRATION REGISTER OF DEEDS
KATHLEEN LEGGETT WHITEHART
BEAUFORT COUNTY, NC
2003 JUL 29 10:47:06 AM
BK: 1342 PG: 994-997 FEE: \$20.00
INC. REVENUE STAMP: \$100.00
INSTRUMENT # 2003007166

PREPARED BY AND RETURN TO:
RODMAN, HOLSCHER, FRANCISCO & PECK,
P. A., Attorneys at Law
320 N. Market St., P. O. Box 1747
Washington NC 27889
Telephone: (252) 946-3122

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT

THIS DEED, made and entered into this the 25th day of July, 2003, by **GREENVILLE TIMBERLINE, L.L.C.**, a Delaware Limited Liability Company, acting by and through its duly appointed Attorney in Fact, **Auddie C. Brown**, Grantor, to **DOUGLAS J. DITTMER and wife, LOUISE T. DITTMER**; Grantees, whose address is: 9915 Daphne Avenue, Palm Beach Gardens, FL 33410;

W I T N E S S E T H:

That the Grantor, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to it paid by the Grantees, the receipt whereof is acknowledged, has given, granted, bargained, sold and does hereby convey unto the Grantees, their heirs and assigns, that certain tract or parcel of land lying and being in Bath Township, Beaufort County, North Carolina, more particularly described as follows:

BEING Lot 1, Bailey Pointe Subdivision as the same is shown on that Map of record in Plat Cabinet G, Slide 18-10, which is one of the eleven maps of the Revised Plat of the Bailey Pointe Subdivision recorded in Plat Cabinet G, Slide 18-7, 18-8, 18-9, 18-10, 19-1, 19-2, 19-3, 19-4, 19-5, 19-6, and

BEAUFORT COUNTY LAND RECORDS
LR-FORM001 # 1939

ACCEPTED

See 7-29-03

Land Records Official Date

19-7 of the Beaufort County Registry with reference being made to said map and the same being incorporated herein for a more complete and adequate description.

TO HAVE AND TO HOLD the same, together with all and singular, the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining unto the said Grantees, their heirs and assigns, in fee simple, subject, however to the following:

1. 2003 Beaufort County Ad Valorem taxes.
2. Such easements, rights-of-way and restrictions of record in the Beaufort County Registry.
3. Non-compliance with any local, county, state or federal governmental laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property.
4. Those certain Restrictive Covenants as recorded in Book 1319, Page 417; and amended in Book 1325, Page 306 of the Beaufort County Registry; reference being made to the same for their terms and provisions. Please note however with respect to this Lot 1 that not withstanding any provisions of these restrictive covenants no more than 7,000 square feet of said Lot shall be covered by impervious structures including asphalt, gravel, concrete, brick, stone, or slate but not including wood decking. This is intended to ensure continued compliance with the Storm Water Permit issued by the State of North Carolina. This Covenant may not be changed or deleted without the consent of the State of North Carolina.

The Grantor covenants with the Grantees that it is seized in

fee simple of the above described property and has good right and title to convey the same; that the same is free and clear of all liens and encumbrances, except those matters and things above set forth, and that, subject thereto, it will forever warrant and defend the title to the same against all lawful claims and demands.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its corporate name by its duly appointed Attorney in Fact, all by the authority of its Board of Directors first duly given; this the day and year first above written.

GREENVILLE TIMBERLINE, L.L.C., a Delaware Limited Liability Company

BY: Addie C. Brown (Seal)
Addie C. Brown, Attorney-in-Fact

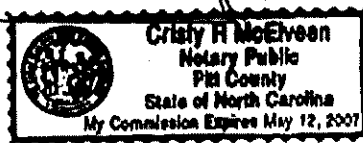
STATE OF NC
COUNTY OF Pitt

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that Addie C. Brown, Attorney in Fact for GREENVILLE TIMBERLINE, L.L.C., a Delaware Limited Liability Company, personally appeared before me this day and being duly sworn says that he executed the foregoing and annexed instrument for and in behalf of GREENVILLE TIMBERLINE, L.L.C., a Delaware Limited Liability Company, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged and recorded in the office of the Register of Deeds of Beaufort County in Book 1319, Page 414 on April 16, 2003, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Addie C. Brown acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and in behalf of GREENVILLE TIMBERLINE, L.L.C.

WITNESS my hand and official seal, this the 25 day of July 2003.

Cristy R. McElveen
NOTARY PUBLIC

My Commission expires: _____





BK 1342 PG 997

JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY REGISTER OF DEEDS
COURTHOUSE BUILDING
112 W. 2ND STREET
WASHINGTON, NC 27889

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Filed For Registration: 07/29/2003 10:47:06 AM
Book: RE 1342 Page: 994-997
Document No.: 2003007166
DEED 4 PGS \$20.00
NC REAL ESTATE EXCISE TAX: \$100.00
Recorder: BARBARA TAYLOR

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State of North Carolina, County of Beaufort

The foregoing certificate of CRISTY R MCELVEEN Notary is certified to be correct. This 29TH of July 2003

JENNIFER LEGGETT WHITEHURST, REGISTER OF DEEDS

By: Barbara Taylor
Deputy/Assistant Register of Deeds

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Fred N.

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