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Page: 1 of 4  
05/26/2004 04:05P

UNOFFICIAL

Land Transfer # 2981-04  
Land Transfer \$ 8100.00  
Excise Tax \$

DARE COUNTY REAL ESTATE TRANSFER TAX



LT 2981-04 \$ 8,100.00

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 000478001  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Hornthal, Riley, Ellis & Maland, P. O. Box 220, Elizabeth City, NC 27907  
This instrument was prepared by EDSALL & Epp, Attorneys at Law #04-590smp

Brief Description for the index **Property in Kill Devil Hills**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 20th day of May, 2004, by and between

GRANTOR

GRANTEE

W. R. PEARCE INSURANCE AND REALTY COMPANY, INC., a North Carolina corporation

STAPLES AND STRICKLAND PARTNERSHIP

P.O. 2581  
Kill Devil Hills, NC 27948

Enter in appropriate block for each party: name, address, and, if appropriate, character of entry, e.g., corporation or partnership.

The designation Grantor and 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, for 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 Town of Kill Devil Hills, Atlantic Township, Dare County, North Carolina and more particularly described as follows:

See attached "Exhibit A" attached hereto and incorporated herein by reference..



The property herein described was acquired by Grantor by instrument recorded in Deed Book 667, Page 830; Book 586, Page 71; Book 225, Page 512; and Book 130 and Page 71, Dare County Public Registry.

A map showing the above described property is recorded in **MapBook 1, Page 188.**

TO HAVE AND TO HOLD the aforesaid lot or parcel 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 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 herein above described is subject to the following exceptions:

Easements, restrictions and rights of way of record and utility lines and rights of way in existence over, under or upon the above-described property..

Ad valorem taxes for 2004 which are to be pro-rated as of the date of transfer.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

W. R. PEARCE INSURANCE AND REALTY COMPANY, INC., a North Carolina Corporation

\_\_\_\_\_ (SEAL)

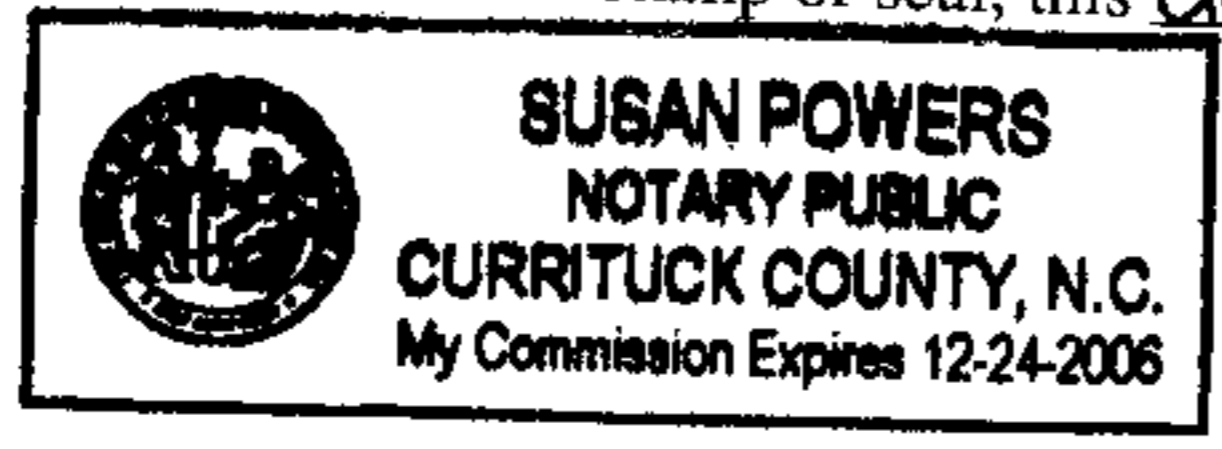
By Jennings Bryan Smith, Jr.  
Jennings Bryan Smith, Jr., Owner & President

\_\_\_\_\_ (SEAL)

SEAL-STAMP

State of North Carolina, County of Currituck

I a Notary Public of the County and State aforesaid, certify that Jennings Bryan Smith, Jr., Owner & President, personally appeared before me this day and acknowledged that he is Owner & President of W. R. Pearce Insurance and Realty Company, Inc., a North Carolina Corporation, a corporation found under the laws of the state of North Carolina, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its Owner & President. Witness my hand and official stamp or seal, this 20th day of May, 2004.



Susan Powers Notary Public

My commission expires: \_\_\_\_\_

SEAL-STAMP

State of \_\_\_\_\_, County of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

The foregoing Certificate of Susan Powers a 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.

**BARBARA M. GRAY**

Dare COUNTY REGISTER OF DEEDS FOR \_\_\_\_\_

By Vanessa McMenem Deputy/Assistant-Register of Deeds.



**EXHIBIT A**

Beginning at a found iron rod in the Westerly Margin of the 150' Right of Way of U.S. Highway 158 By-Pass; which said iron rod marks the intersection of the Northern Right-of-Way of Aycock Street (60' Right-of-Way) and the Western Right-of-Way of U.S. Highway 158 By-Pass (150' Right-of-Way); thence from said point of beginning and running along the Northern Margin of the 60' Right of Way of Aycock Street South 69° 15' 04" West 210.56 feet to a found iron rod; thence continuing along Aycock Street South 69° 15' 00" West 25.00 feet to a found broken concrete monument, which said monument is located South 69° 15' 00" West 125.00 feet from a found concrete monument; thence cornering and running North 20° 45' 00" West 100.00 to a found iron rod; thence North 21° 22' 43" West 98.12 feet to a found iron pin; thence cornering and running along Southern Margin of the 60' Right of Way of Walker Street North 68° 18' 18" East 129.30 feet to a found concrete monument; thence continuing along Walker Street North 70° 34' 28" East 109.83 feet to a chisel hole found in concrete; which said point marks the intersection of the Southern Right-of-Way of Walker Street (60' Right-of-Way) and the Western Right-of-Way of U.S. Highway 158 By-Pass (150' Right-of-Way); thence cornering and running along the Western Margin of the 150' Right of Way of U.S. Highway 158 By-Pass South 20° 02' 37" East 97.50 feet to a found concrete monument; thence continuing along U.S. Highway 158 By-Pass South 20° 02' 37" East 100.55 feet to the point and place of beginning, this being the same parcel described on that survey entitled in part, "Survey For Staples/Strickland Partnership," prepared by Robert S. Rogers, professional land surveyor, dated April 28, 2004, which said survey is attached hereto and incorporated herein by reference.

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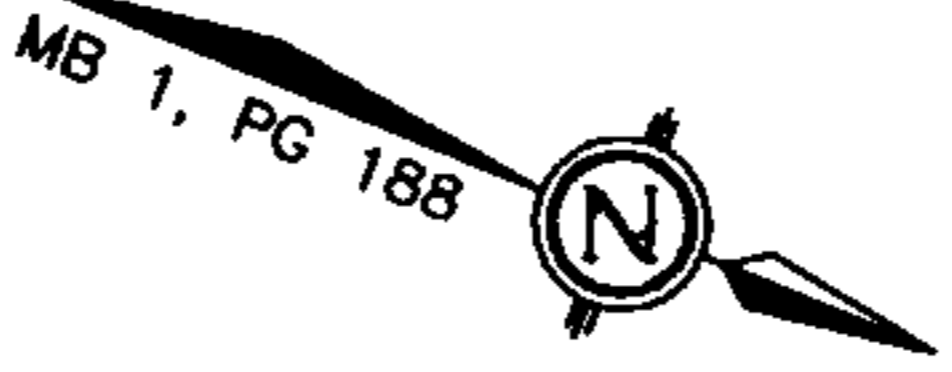
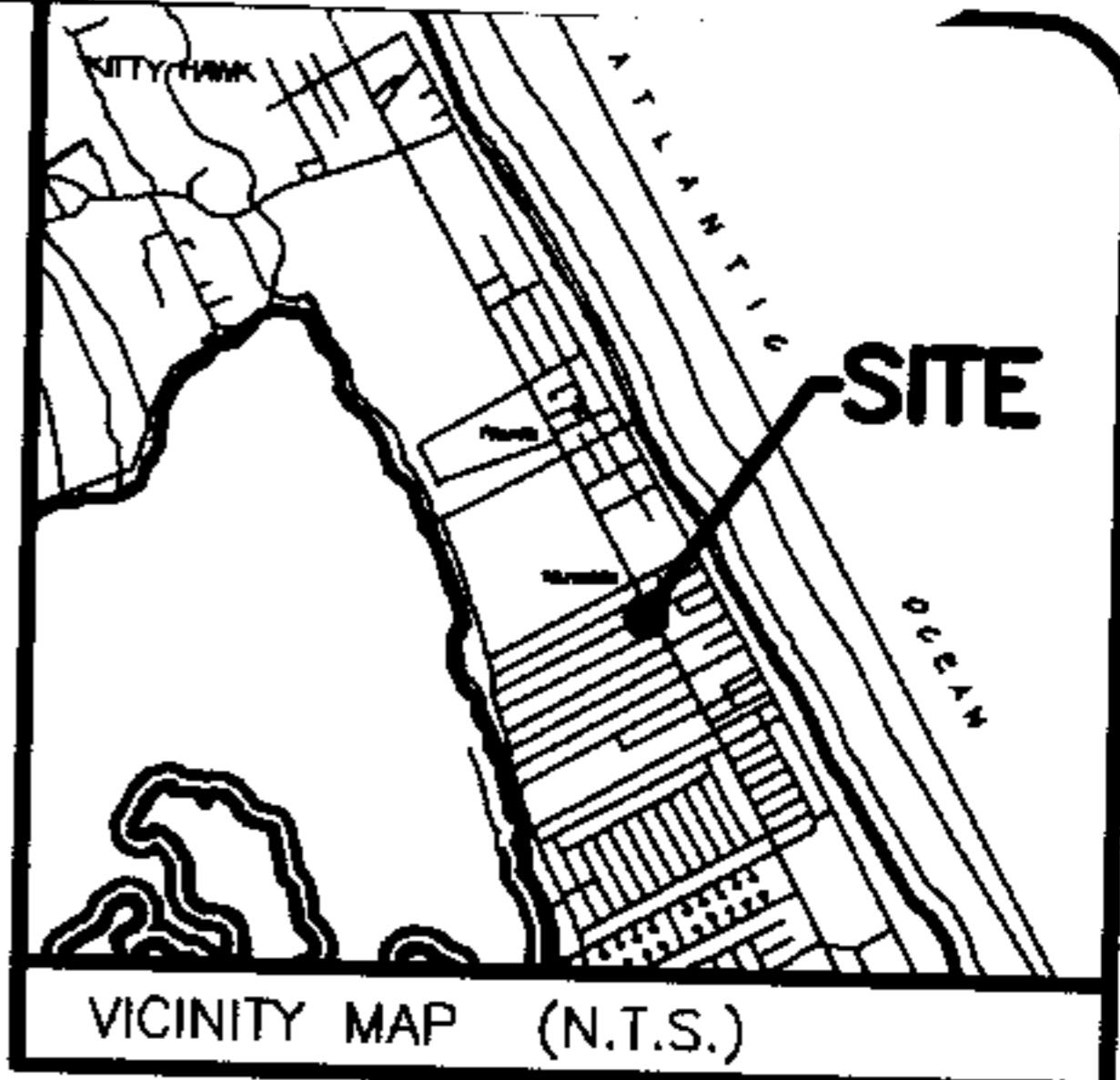
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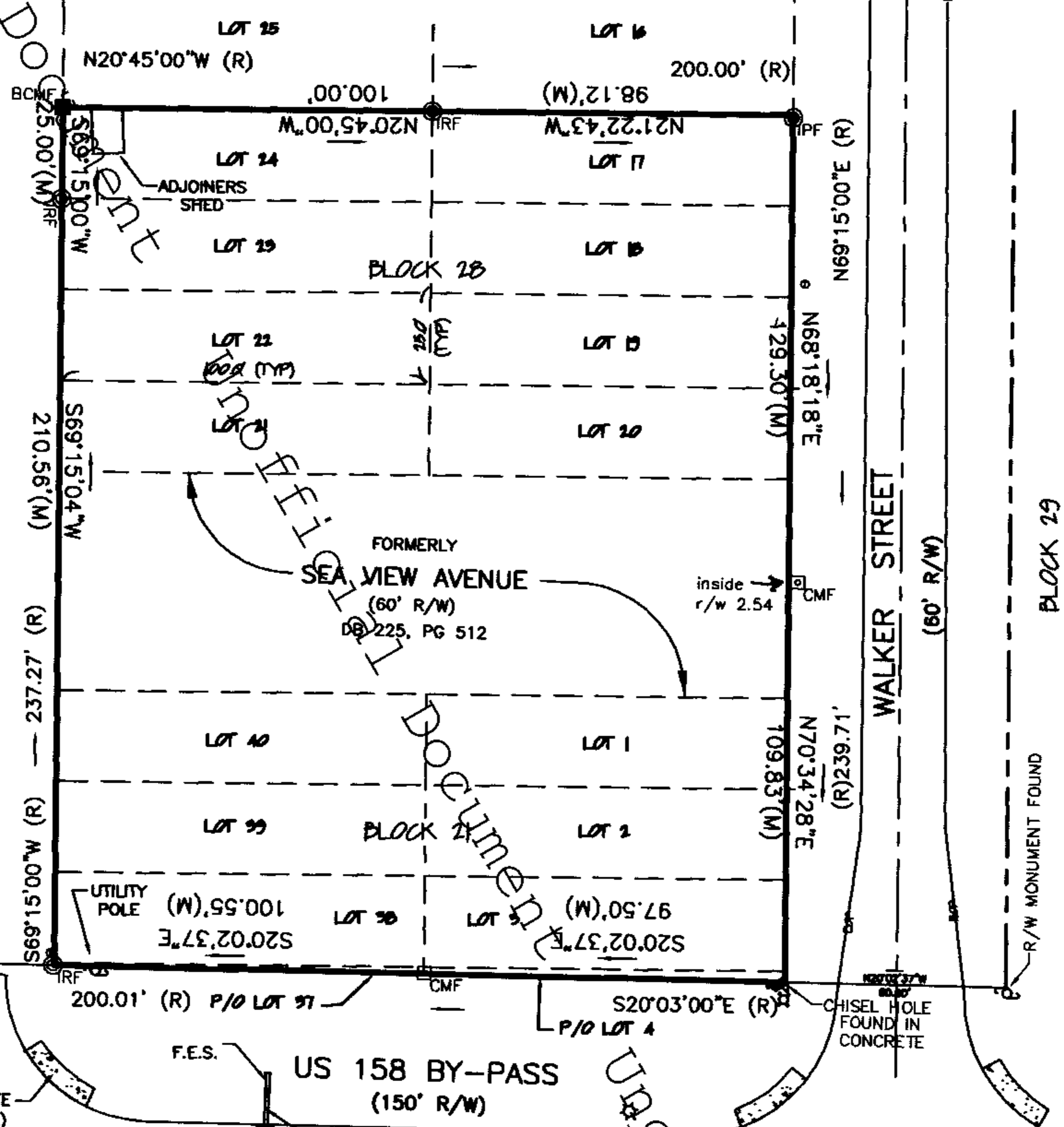


State of North Carolina - County of Dare

I, Robin Edwards, Registrar of Deeds of Dare County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Date: 5-26-04  
*Robin Edwards*  
Registrar of Deeds



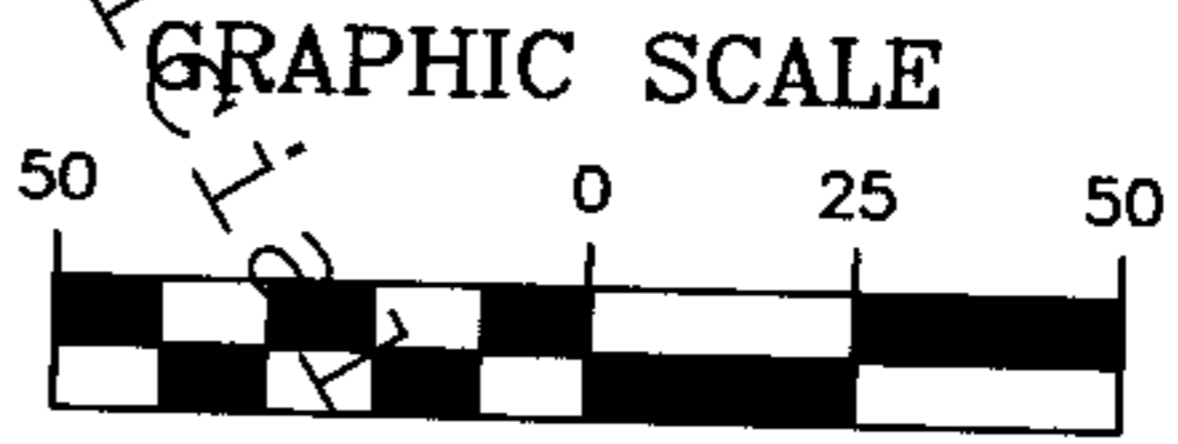
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NOTES:

- IRF - IRON ROD FOUND
- ◻ CMF - CONCRETE MONUMENT FOUND
- RCMF - ROUND CONCRETE MONUMENT FOUND
- BCMF - BROKEN CONCRETE MONUMENT FOUND
- ⊙ - TELEPHONE PEDESTAL
- ⊠ - FIRE HYDRANT
- EOP - EDGE OF PAVEMENT

AREA = 47,698.36 sf OR 1.095 acres  
AREA CALCULATED BY COORDINATE METHOD  
SETBACKS AS PER DARE COUNTY AND MUST BE VERIFIED.  
SURVEYOR MAKES NO CERTIFICATION TO SETBACKS.  
RECORDED REFERENCE: MB 1, PG 188 & D.B. 667, PG.830  
SURVEY SUBJECT TO ANY FACTS THAT MAY BE FOUND DURING A COMPLETE TITLE SEARCH  
LOT IS LOCATED IN A FLOOD ZONE AE (EL 9') FIRM 375353 0001 C MAP REV. 4/2/93



(IN FEET)  
1 INCH = 50 FT.

UPDATE:

I, ROBERT S. ROGERS, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION; THAT THE RATIO OF REDUCTION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH SECTION 1600 OF THE STATE BOARD OF REGISTRATION RULES "STANDARDS OF PRACTICE."

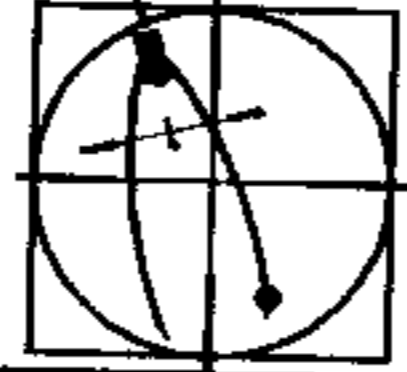
*Robert S. Rogers*  
L-42534  
SURVEYOR  
DATE: 5/4/04

FILE NO.	0545
SURVEY DATE	4-28-04
CAD FILE	0545
SCALE	1" = 50'
DRAWN	MMH
FIELD BOOK	1/9

SURVEY FOR:  
**STAPLES / STRICKLAND PARTNERSHIP**

FOR LAND SHOWN HEREON LOCATED IN  
**VIRGINIA DARE SHORES KILL DEVIL HILLS**

ATLANTIC TWSP | DARE COUNTY | NORTH CAROLINA



**BOUNDARIES SURVEYING**

114 PEELER PLACE  
KILL DEVIL HILLS, NC 27948  
252-449-0397