

ID. Issued Oct 14 2005
 0925 \$1,400.00
 State of Pasquotank
 North Carolina County
 Real Estate Excise Tax

FILED in Pasquotank County, NC
 on Oct 14 2005 at 03:38:32 PM
 by: Dollie J. Summerour
 REGISTER OF DEEDS

Excise Tax \$ | Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 8903549878
 Verified by _____ County on the ____ day of _____, 20
 by _____

Mail after recording to: **Brumsey & Brumsey, PLLC, Post Office Box 100, Currituck, NC 27929**

This instrument was prepared by **David R. Pureza, The Twiford Law Firm, PC**

Brief Description for the index

7.45 Acres, U.S. 17 South

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of September, 2005, by and between

GRANTOR	GRANTEE
CAROLINA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC., a North Carolina Nonprofit Corporation Post Office Box 560339 Charlotte, North Carolina 28256-0339	HAMILTON COMMERCIAL PROPERTIES, LLC 4740 Virginia Beach Boulevard Virginia Beach, Virginia 23562

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 City of Elizabeth City, _____ Township, Pasquotank County, North Carolina and more particularly described as follows:

All that certain lot and parcel of land shown and delineated as Tract A, 324,702 S.F., 7.45 Acres on that certain plat entitled "Parcel Split for Carolina Conference Association of Seventh Day Adventists, Inc." drawn by Northeastern Surveying and Planning, P.C. dated March 19, 2004 and recorded in Map Book 36, Page 7 of the Pasquotank County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 747, Page 102.

A map showing the above described property is recorded in Map Book 36, Page 7.

PASQUOTANK COUNTY

Deed number 05-1962
 Transfer tax \$ 7000.00 *pcw*
Bonnie J. Hoffman
 Pasquotank County Assessor's Office

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 hereinabove described is subject to the following exceptions:

- 1. Easements, rights-of-way, governmental regulations and restrictions of record
- 2. Proration of 2005 *Ad Valorem* Taxes
- 3. The Restrictive covenants set forth hereinafter

The property herein conveyed shall be subject to the following restrictive covenants:

- 1. **USE.** The property shall be used for commercial purposes only. The following uses, structures, and/or activities are strictly prohibited:
 - a. Mobile home, manufactured home, or system-built home sales;
 - b. Motor vehicle sales;
 - c. Funeral homes and crematories;
 - d. Single-family and multi-family residences;
 - e. Adult-oriented businesses;
 - f. Public or private lounges, dance halls, bars, or night clubs.
- 2. **NO INGRESS/EGRESS.** Grantee shall have NO right of access, ingress or egress in, to, over or upon "Tract B" on that certain plat entitled "Parcel Split for Carolina Conference Association of Seventh Day Adventists, Inc." drawn by Northeastern Surveying and Planning, P.C. dated March 19, 2004 and recorded in Map Book 36, Page 7 of the Pasquotank County Registry, including the private entry street or way of "Tract B". Grantee, its successors and/or assigns, guests, customers, invitees, and vendors are strictly prohibited from parking on "Tract B" and the private entry street or way of "Tract B" as described above.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CAROLINA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC.

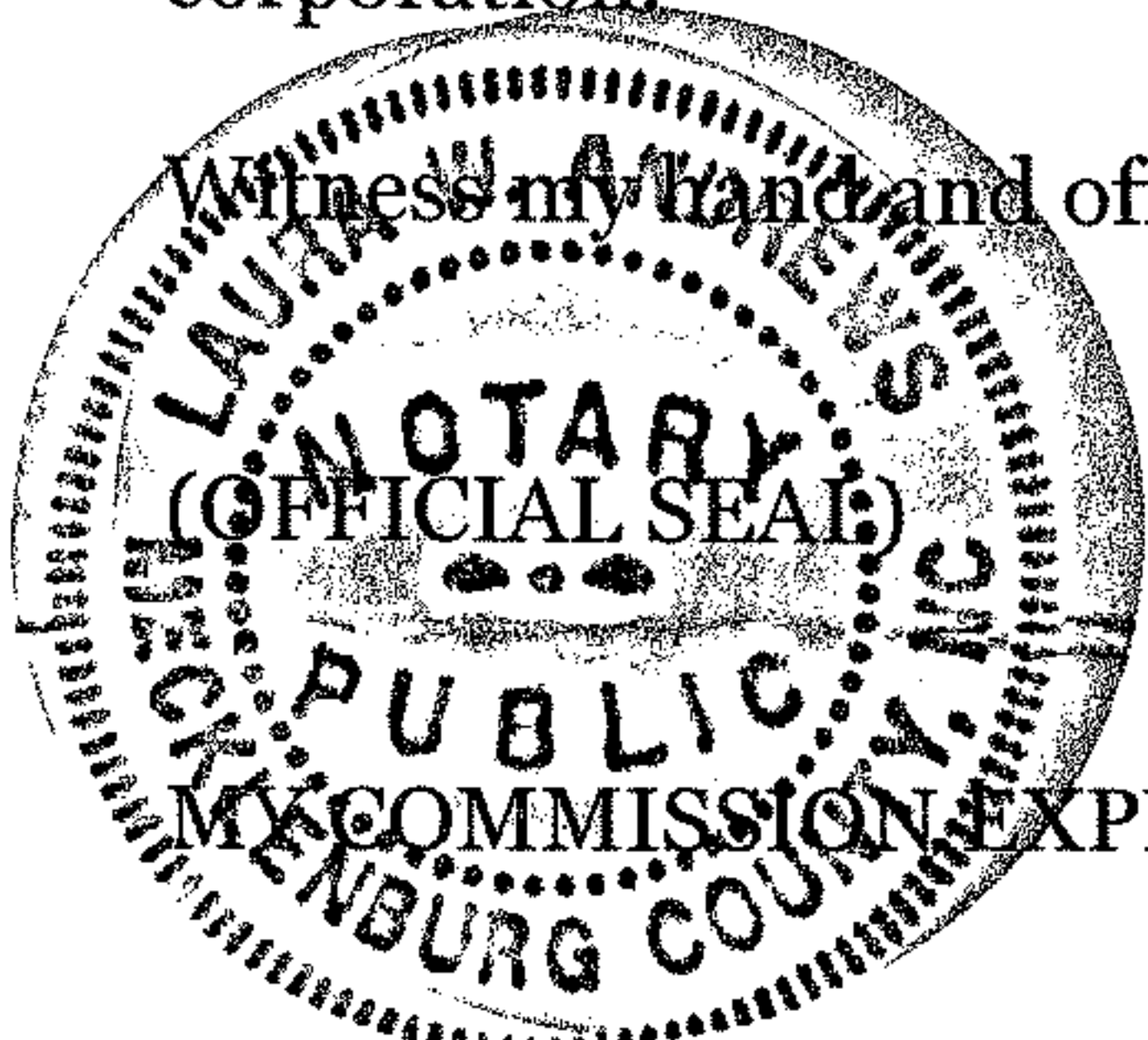
By:

James R. Davidson
President

NORTH CAROLINA, Mecklenburg COUNTY

I, Laura W. Andrews, Notary Public, certify that James R. Davidson, personally appeared before me this day and acknowledged that (s)he is Association President of CAROLINA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC., a North Carolina nonprofit corporation, and that (s)he as Association President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 29 day of September, 2005.



Laura W. Andrews
NOTARY PUBLIC

COMMISSION EXPIRES: 9-5-2006

The foregoing Certificate(s) of _____ 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.

DOLLIE J. SUMMEROUR, REGISTER OF DEEDS FOR PASQUOTANK COUNTY

By _____ Deputy/Assistant-Register of Deeds.