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NO REVENUE STAMPS



FOR REGISTRATION REGISTER OF DEEDS
REBECCA T. CHRISTIAN
NEW HANOVER COUNTY, NC
2004 DEC 30 04:09:33 PM
BK: 4623 PG: 794-796 FEE: \$17.00

INSTRUMENT # 2004068624

NORTH CAROLINA NON-WARRANTY DEED

THIS INSTRUMENT PREPARED WITHOUT CERTIFICATION OF TITLE.

Prepared by: **Ned M. Barnes**
C-2 Pleasure Island Plaza
Carolina Beach, NC 28428

RETURN TO

Mail after recording to: **Ned M. Barnes**

Excise Tax: -0-
Parcel Identifier No. R08800-001-013-000 and R08800-001-011-000

Brief description for the Index

COMMON AREA OF CYPRESS ISLAND

THIS DEED made this 30 day of Dec, 2004, by and between

GRANTOR	GRANTEE
CYPRESS GREEN, INC.	CYPRESS ISLAND HOMEOWNERS OWNERS ASSOCIATION, INC. 5717 Carolina Beach Rd Wilmington, NC 28412

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 New Hanover County, North Carolina and more particularly described as follows:

BEING all of the Common Area and roads of Cypress Island, Sections One through Thirteen as shown on the following Map Books and Pages: Book 37, Page 186; Book 37, Page 382; Book 38, Page 75; Book 38, Page 188; Book 38, Page 311 (revised in Book 38, Page 398); Book 39, Page 99; Book 39, Page 86 (revised in Book 39, Page 355); Book 39, Page 200; Book 41, Page 325; Book 42, Page 192; Book 44, Page 309; and Book 45, Page 50 of the New Hanover County Registry.

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.

Title to the property hereinabove described is subject to the following exceptions:

1. Rights of way and easements of record, if any.

2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2005 and subsequent years.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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.

~~CYPRESS GREEN, INC.~~

By: _____

[Signature]
Stephen M. Miller

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, the undersigned Notary Public in and for the County and State aforesaid do hereby certify that Stephen M. Miller personally appeared before me this day and acknowledged that he is President of Cypress Green, Inc., a North Carolina corporation, and acknowledged on behalf of David Greer Construction, Inc. the due execution of the foregoing instrument.

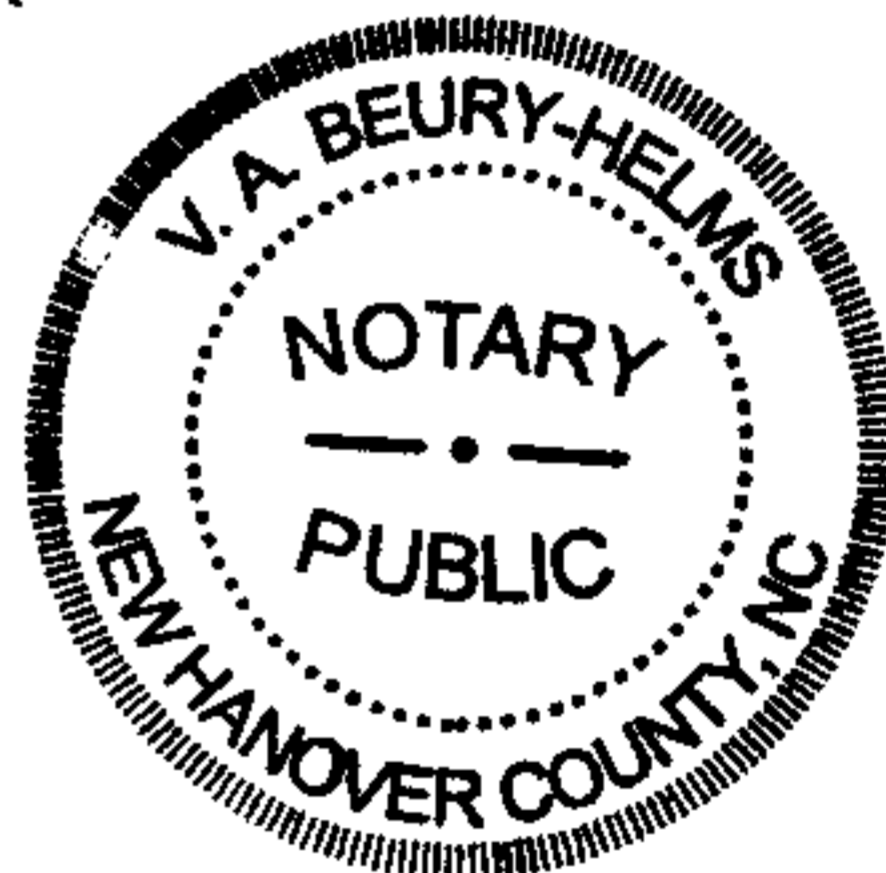
WITNESS my hand and notarial stamp or seal this the 3rd day of December, 2004.

SEAL/STAMP:

[Signature]

Notary Public

my commission Expires 8/5/09





REBECCA T. CHRISTIAN
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 12/30/2004 04:09:33 PM
Book: RE 4623 Page: 794-796
Document No.: 2004068624
DEED 3 PGS \$17.00

Recorder: MARVIS ANN STORER

State of North Carolina, County of New Hanover

The foregoing certificate of V A BEURY-HELMS Notary is certified to be correct. This 30TH of December 2004

REBECCA T. CHRISTIAN , REGISTER OF DEEDS

By: *Marvis Ann Storer*
Deputy/Assistant Register of Deeds

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

2004068624

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