

INSTRUMENT # 2011004469

FOR REGISTRATION REGISTER OF DEEDS
Jennifer Leggett Whitehurst
Beaufort County, NC
August 31, 2011 03:16:09 PM
Book 1760 Page 725-727
FEE: \$25.00
NC REVENUE STAMP: \$220.00
INSTRUMENT # 2011004469

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 36699
CR 8-31-11
Land Records Official Date

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$220.00

Parcel Identifier No. 15021782/15021787 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Hugh J. Franklin, Attorney at Law, 9920 Kincey Ave Ste 211, Huntersville, NC 28078

This instrument was prepared by: Hugh J. Franklin, Attorney at Law, 9920 Kincey Ave Ste 211, Huntersville, NC 28078

Brief description for the Index: LT LOT 6 BETTY CREEK, BETTY CREEK SUBDIVISION

THIS DEED made this 26th day of August, 2011, by and between

GRANTOR	GRANTEE
Waterfront Group Aurora, LLC 17505 W. Catawba Ave, Ste 350 Cornelius, NC 28031	Joshua M. Stiles Lee Anne H. Stiles 114 Rankin Street Belmont, NC 28012

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 _____, _____ Township, Beaufort County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ H _____ page 67-8.

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, other than the following exceptions: 2011 Beaufort County Taxes; Covenants in Deed; Easements, Restrictions and Rights of way of record or as shown on Plat; Riparian Rights; Coastal Area Regulations.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Waterfront Group Aurora, LLC (Entity Name) (SEAL)

By: Mark R. Adkins Title: Manager (SEAL)

By: Mark R. Adkins Title: (SEAL)

By: Title: (SEAL)

State of North Carolina - County of I, the undersigned Notary Public of the County and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of , 20.

My Commission Expires: Notary Public

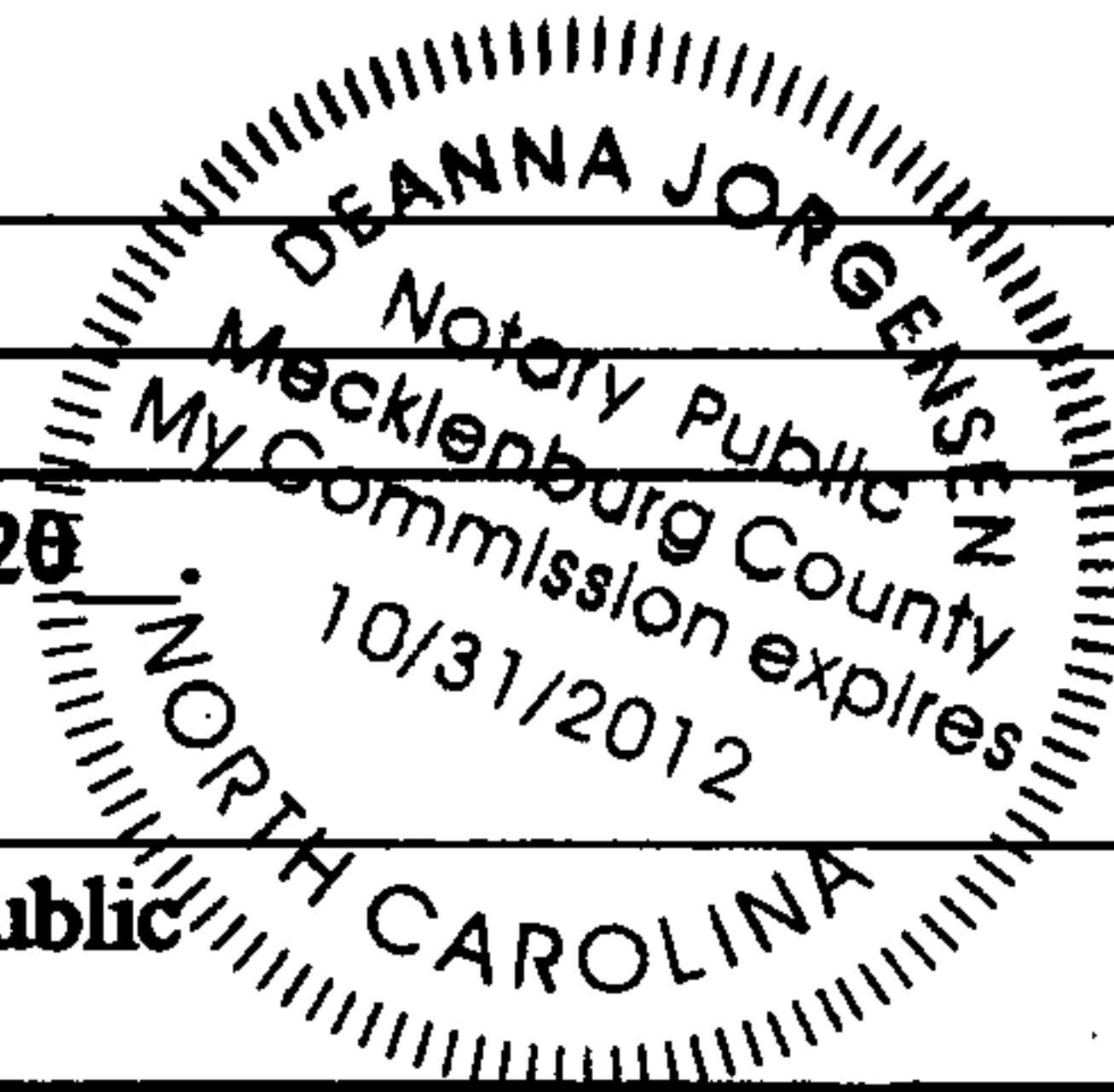
State of North Carolina - County of Beaufort I, the undersigned Notary Public of the County and State aforesaid, certify that Mark R. Adkins personally came before me this day and acknowledged that he is the Manager of Waterfront Group Aurora, LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 26th day of August, 2011

My Commission Expires: October 31, 2012 Notary Public Deanna Jorgensen

State of North Carolina - County of I, the undersigned Notary Public of the County and State aforesaid, certify that

Witness my hand and Notarial stamp or seal, this day of , 20

My Commission Expires: Notary Public



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.

Register of Deeds for County By: Deputy/Assistant - Register of Deeds

Situate lying and being in Richland Township, Beaufort County, NC and being Lot number 6 of Betty Creek Subdivision as the same is shown on Plat dated January 31, 2011 by Anthony J. Hamm, L-3754, and recorded in Plat Cabinet H Slide 67-8 through 68-1 of the Beaufort County Registry.

And being subject to such rights of way, riparian regulations, setbacks, easements and other matters as shown or noted on the referenced plat.

This lot is conveyed subject to the following restrictive covenants which shall be perpetual in nature, shall run with title to the property and shall be enforceable by any owner of any lot shown on the referenced plat.

1. No mobile homes, or manufactured homes, whether or not occupied, shall be placed on or allowed to remain on any lot. Modular homes are allowed provided they have roof pitch of at least 6/12, or 50%.

2. Minimum home square footage is 1,000 square feet of heated indoor space.

3. Use of the lot is restricted to residential and recreational purposes. No lot may be used or maintained nor any activity permitted which shall cause excessive noise, dust, or smell, or which shall constitute a nuisance to nearby properties.

Label: Hugh Franklin 2/2 (B1d)