

THIS DEED, made this 2nd day of December, 1976, by the BRANDYWINE BAY DEVELOPMENT CORPORATION, a North Carolina corporation maintaining its registered office in Wake County, North Carolina, GRANTOR, to THE BRANDYWINE BAY ASSOCIATION, INC., a North Carolina non-profit corporation maintaining its registered office in Carteret County, North Carolina, GRANTEE;

W I T N E S S E T H :

That the GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does give, grant, bargain, sell and convey unto the GRANTEE, its successors and assigns, the following property:

BEGINNING at a stake in the westerly property line of Bay Drive (a private street), as shown on the plat of survey hereinafter referred to, said BEGINNING point being reached by commencing at a point in the southerly property line of N. C. Highway No. 24, which point is coincident with the center line of McCabe Road if said center line were extended from its present terminus to the southerly property line of said N. C. Highway No. 24, AND RUNNING THENCE from said point along and with the southerly property line of the said N. C. Highway No. 24 in an easterly direction a distance of 1,388.29 feet to a stake in the southerly property line of N. C. Highway No. 24; thence a new line South 00° 21' East a distance of 40.04 feet to a stake; thence South 48° 25' East a distance of 40.0 feet to a stake; thence South 71° 23' 11" East a distance of 17.0 feet to a stake in the westerly property line of Bay Drive; thence along and with the westerly property line of said Bay Drive along the arc of a curve to the southwest, said curve having a radius of 450.66 feet, said curve also having a chord bearing of South 13° 35' 29" West and a chord length distance of 78.55 feet, an arc length distance of 78.66 feet to a point in the westerly property line of said Bay Drive; thence continuing with the westerly property line of said Bay Drive South 8° 35' 29" West a distance of 503.3 feet to a stake in the westerly property line of Bay Drive, the place and point of BEGINNING; AND RUNNING THENCE from said BEGINNING point along and with the westerly property line of said Bay Drive South 8° 35' 29" West a distance of 171.0 feet to a point in the westerly property line of said Bay Drive, a point of curvature; thence continuing along and with the westerly property line of said Bay Drive along the arc of a curve to the southwest, said curve having a radius of 91.372 feet, an arc length distance of 82.38 feet to a point in the westerly property line of said Bay Drive; thence North 73° 01' 11" West a distance of 18.22 feet to a stake in the northerly edge of a parking lot; thence North 52° 20' 41" West a distance of 55.39 feet to a stake; thence along the arc of a curve to the northwest to a stake, said curve having a chord bearing of North 14° 12' 01" West and a chord distance of 10.27 feet; thence North 20° 32' 09" East a distance of 11.97 feet to a stake; thence along the arc of a curve to the northwest to a stake, said curve having a chord bearing of North 69° 46' 34" West and a chord distance of 66.84 feet; thence along the arc of a curve to the northwest to a stake, said curve having a chord bearing of North 79° 28' 28" West and a chord distance of 66.84 feet; thence along the arc of a curve to the southwest to a stake, said curve having a chord bearing of South 19° 01' 09" West and a chord distance of 18.46 feet; thence North 82° 40' 11" West a distance of 86.30 feet to a stake; thence North 11° 06' 31" West a distance of 58.55 feet to a stake; thence North 68° 36' 09" East a distance of 90.28 feet to a stake; thence North 21° 23' 51" West a distance of 99.57 feet to a stake; thence North 68° 36' 09" East a distance of 133.8 feet to a stake; thence South 65° 28' 31" East a distance of 208.07 feet to a stake in the westerly property line of said Bay Drive, the place and point of BEGINNING; the same being a tract or parcel of land containing 1.60 acres, more or less, and being labelled Parcel B, "Recreational

Area," on Sheet 2 and Sheet 3 of the "Drawings" for OAK BLUFF AT BRANDYWINE BAY, a Condominium, said "Drawings" being recorded among the public records of Carteret County, North Carolina; said Sheets 2 and 3 having been prepared by C. C. King, Registered Land Surveyor of Beaufort, North Carolina, and dated the 14th day of October, 1976; Sheet 2 being labelled "Boundary and Final Map, Parcels A and B, OAK BLUFF AT BRANDYWINE BAY, a Condominium" and Sheet 3 being labelled "Boundary Map, Parcels A, B and C, OAK BLUFF AT BRANDYWINE BAY, a Condominium," each of said Sheets being herein referred to for more particular description of said property.

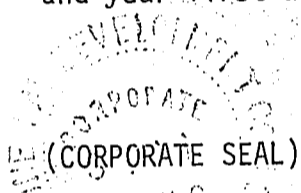
The foregoing property is subject to and/or benefited by that certain Declaration of Easement wherein the BRANDYWINE BAY DEVELOPMENT CORPORATION is named as Declarant, dated the 2nd day of December, 1976 and recorded in Book 391, Page 392 in the Public Registry of Carteret County, North Carolina.

TO HAVE AND TO HOLD the aforesaid Tract or Parcel of land and all privileges and appurtenances thereunto belonging to the said GRANTEE, its successors and assigns forever.

And the BRANDYWINE BAY DEVELOPMENT CORPORATION for itself, its successors and assigns, covenants with the GRANTEE and its successors and assigns that it is seized of said premises in fee and has the right to convey the same in fee simple; and the GRANTOR will defend the title to said property against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN TESTIMONY WHEREOF, the BRANDYWINE BAY DEVELOPMENT CORPORATION, GRANTOR has caused this Deed to be executed by its \_\_\_\_\_ President, attested by its \_\_\_\_\_ Secretary and its common seal to be hereunto affixed, all by authority of its Board of Directors duly given, the day and year first above written.

BRANDYWINE BAY DEVELOPMENT CORPORATION



By: [Signature]  
President

ATTEST:

J. C. Livingston  
Secretary

NORTH CAROLINA, CARTERET COUNTY  
The foregoing certificate(s) of Debbie C. Jones is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 391 Page 395.

STATE OF NORTH CAROLINA

COUNTY OF Wake

This 2 day of Dec., 1976 at 3:00 o'clock P.M.  
Wendy Satter  
Register of Deeds (B)

This is to certify that on this day before me personally appeared J. C. Livingston, with whom I am personally acquainted, who, being by me first duly sworn, says that W. J. Smith, Jr. is the \_\_\_\_\_ President and that he, the said J. C. Livingston is the \_\_\_\_\_ Secretary of the BRANDYWINE BAY DEVELOPMENT CORPORATION, the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is said common seal and the name of the corporation was subscribed thereto by the said President and the said \_\_\_\_\_ Secretary subscribed their names thereto and said common seal was affixed thereto all by order of the Board of Directors of said corporation, and that said instrument is the act and deed of said corporation.

Witness my hand and notarial seal, this this 2nd day of December, 19 76.

Debbie C. Jones  
Notary Public

My commission expires: 4-15-76