

4-20-10



FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H MACNEISH
NEW HANOVER COUNTY, NC
2011 DEC 30 11 56 21 AM
BK 5608 PG 2570-2574 FEE \$26 00

INSTRUMENT # 2011036234

SPECIAL WARRANTY DEED

Parcel. R07600-006-038-000

Revenue Stamps \$0

If checked, the property includes the primary residence of the party depicted as party of the first part (N.C. Gen. Stat. § 105-317.2)

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

THIS SPECIAL WARRANTY DEED, made and entered into this the 29th day of December, 2011 by and between MYRTLE GROVE VOLUNTEER FIRE DEPARTMENT, INC , a North Carolina non-profit corporation, party of the first part (the address of the party of the first part is: 5636 Carolina Beach Road, Wilmington, NC 28412); and OLD NORTH STATE TRUST, LLC, Trustee under the MYRTLE GROVE VOLUNTEER FIRE DEPARTMENT CHARITABLE TRUST dated December 29, 2011, party of the second part (the address of the party of the second part is: 201 N. Front Street, Suite G101, Wilmington, NC 28401)

WITNESSETH:

That the party of the first part in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the party of the first part by the party of the second part, the receipt and sufficiency of which hereby are acknowledged, has

Prepared by Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Please return to Ward and Smith, P A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Attention: Justin M. Lewis

No opinion on title is rendered by Ward and Smith, P A , without a separate written opinion on title from Ward and Smith, P.A.

granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, said party's successors and assigns, the following described property to wit:

All that certain tract or parcel of land lying and being situate in Federal Point Township, New Hanover County, North Carolina, and being more particularly described as follows:

Description of 1.9731 acre tract conveyed to the Myrtle Grove Volunteer Fire Department

Beginning at an old iron axle in the Western right-of-way line of US Highway #421, 160.00 foot right-of-way, the Carolina Beach Road, that is North 09 degrees 40 minutes 24 seconds West 342.00 feet from North Carolina Geodetic Survey Station "Bryan", said station has the North Carolina Grid coordinate values of North = 141,301.88 and East = 2,334,310.69, said beginning point being in the Southern line of the tract of land conveyed to Albert Pilkington, Jr. by deed recorded in Book 1385 at Page 1496 of the New Hanover County Registry, said beginning point also being the Northeastern corner of the tract of land conveyed to Albert Pilkington, Jr. by deed recorded in Book 1340 at Page 741 of the New Hanover County Registry, RUNNING THENCE, from the point of beginning, North 68 degrees 21 minutes 38 seconds West, with the Southern line of the tract of land described in Book 1385 at Page 1496 of the New Hanover County Registry, 539 16 feet to an old iron pipe in the old "Sanders" line; THENCE, North 18 degrees 08 minutes 22 seconds East, with said "Sanders" line, 162.00 feet to an old iron pipe, THENCE, South 68 degrees 28 minutes 24 seconds East 545.79 feet to an old iron pipe in the Western right-of-way line of US Highway #421; THENCE, South 10 degrees 48 minutes 30 seconds West, with said right-of-way line, 162.12 feet TO THE POINT OF BEGINNING, CONTAINING 1 9731 acres, the same being the tract of land conveyed to Albert Pilkington, Jr., by deed recorded in Book 1385 at Page 1496 of the New Hanover County Registry.

SUBJECT TO certain rights granted to Rennie Visnick by Agreement dated August 4, 1987 and duly executed by Albert Pilkington, Jr

This being the same real property described by deed dated May 9, 1990 and recorded in Book 1495, at Page 1857 in the office of the Register of Deeds of New Hanover County.

This conveyance is made subject to easements of record or on the ground, restrictive covenants of record, and ad valorem taxes for the current year, which taxes the party of the second part, by accepting this deed, agrees to pay

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors and assigns, forever

And the party of the first part covenants that said party has done nothing to affect such title to the aforesaid property as was received by said party and, subject to the matters set forth above, agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed under seal and in such form as to be binding, this the day and year first above written.

MYRTLE GROVE VOLUNTEER
FIRE DEPARTMENT, INC

By

Sam Gooding

Sam Gooding

_____, _____ President

STATE OF North Carolina
COUNTY OF New Hanover

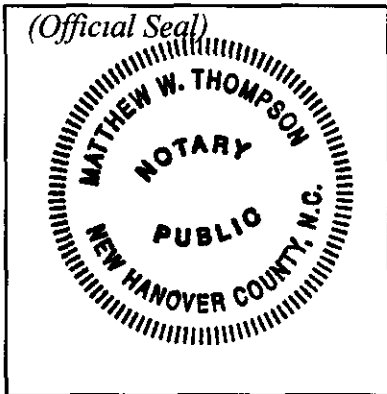
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Sam Gooding

Date: 12/29/11

Matthew W. Thompson
Signature of Notary Public

Matthew W. Thompson
Notary's printed or typed name

My commission expires: 3/30/16



Notary seal or stamp must appear within this box.

973356-00002
ND 4841-9349-3774, v 1



JENNIFER H. MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 12/30/2011 11:56:21 AM
Book: RE 5608 Page: 2570-2574
Document No.: 2011036234
5 PGS \$26.00

Recorder: CRESWELL, ANDREA

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

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