

P 20
Rizzo

Doc ID: 000383360003 Type: CRP
Recorded: 12/16/2004 at 11:32:15 AM
Fee Amt: \$772.00 Page 1 of 3
Excise Tax: \$752.00
Onslow County, NC
Mildred M Thomas Register of Deeds
BK **2365** PG **86-88**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 752.00

Parcel Identifier No. 775A 320B Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Dan Rizzo, Attorney, Post Office Box 2676, Surf City, NC 28445

This instrument was prepared by: Dan Rizzo, Attorney, Post Office Box 2676, Surf City, NC 28445

This deed presented to
The Onslow Co Tax Office
Date 12/16/04 Clerk [Signature]

Brief description for the Index: LT 320-B, VILLA CAPRIANI

THIS DEED made this 16th day of December, 2004, by and between

GRANTOR	GRANTEE
Heidi Barnard, Single Gerry J. Schaap, Single 790 New River Inlet Road North Topsail Beach, NC 28460	The Topsail Group Ohio, LLC 6145 County Highway 65 Upper Sandusky, OH 43351

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 North Topsail Beach, Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:

See attached Exhibit "A" for legal description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2274 page 942.

A map showing the above described property is recorded in Plat Book 2 page 8-80.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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EXHIBIT "A"

Being known and designated as Unit No. 320-B as shown on a plat or plan entitled, "Villa Capriani, Phase One", recorded in Unit Ownership Book 2, Page 8 through 8-O in the Office of the Register of Deeds of Onslow County, North Carolina, reference to which is hereby made for a more particular description; together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by RESORT EQUITIES, INC., as recorded in Book 940, Page 564, et. Seq., as amended in Book 944, Page 93, Onslow County Registry, and pursuant thereto, membership in Villa Capriani Homeowners Association, a North Carolina non-profit corporation.

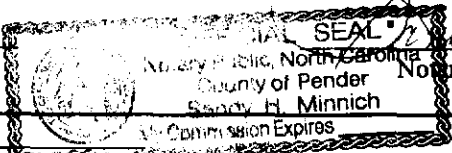
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: Restrictive covenants recorded in Book 940, Page 564, and Book 944, Page 93, Onslow County Registry.

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

 (Entity Name) Heidi Barnard (SEAL)
 Heidi Barnard,
 By: _____ (SEAL)
 Title: _____ Gerry J. Schaap,
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

State of North Carolina - County of Onslow Pender
 I, the undersigned Notary Public of the County and State aforesaid, certify that Heidi Barnard, Single
 _____ 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 16th day of December, 2004

My Commission Expires: 10 9 05


 State of North Carolina - County of _____
 I, the undersigned Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that he is the _____ of
 _____, 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 _____ day of _____, 20 .

My Commission Expires: _____

 Notary Public

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 Sandy H. Minnich
 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.

By: Melba M. Shaw Register of Deeds for Onslow County
 Deputy/Assistant - Register of Deeds