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MAIL AFTER ASCENDING TO ROBERT E. SWITZER  
205 SAND DOLLAR COVS  
SWEDS FERRY, NC 28460

mail

Prepared by: Georgann Geracos, Esq.

STATE OF NORTH CAROLINA

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ONSLOW COUNTY

MAINTENANCE AND ENCROACHMENT EASEMENTS

THIS DEED OF EASEMENT, entered into this the 28th day of June, 1996, by and between ISLAND DEVELOPMENT GROUP, INC. ("IDG"), a North Carolina corporation, doing business in Onslow County, North Carolina, hereinafter referred to as the Grantor "IDG", Easements "A","B","C", and "E"; and VILLA CAPRIANI HOMEOWNERS ASSOCIATION, INC. ("VCHOA"), a North Carolina, Not-for-Profit Corporation, having its headquarter and principal place of business in Onslow County, North Carolina, hereinafter referred to as "VCHOA";

W I T N E S S E T H

That the Grantor, "IDG", for itself, its successors and assigns, for and in consideration of the mutual benefits to be derived hereunder, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant and convey unto "VCHOA", its successors and assigns, perpetual maintenance easements and easements for existing landscaping, water sprinkler and electrical lighting encroachments over a 0.07, 0.06, 0.06, and 0.05 acre portions, respectively, of real property located in Stump Sound Township, Onslow County, North Carolina and across which the easements described below may pass, said easement being described as follows:

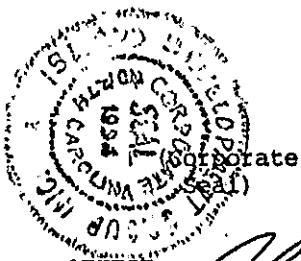
Being maintenance easements and easements for existing landscaping, water sprinkler and electrical lighting encroachments over 0.07, 0.06, 0.06, and 0.05 acre strips, respectively, of real property as shown and identified as Maintenance Easement and Landscaping and Water Sprinkler Encroachment Easement "A", Maintenance Easement and Landscaping and Water Sprinkler Encroachment Easement "B", Sprinkler and Electrical Lighting Encroachment Easement "C", and Sprinkler and Electrical Lighting Encroachment Easement "E", respectively, as shown on Survey Plat Map entitled "EASEMENT MAP, VILLA CAPRIANI, NORTH TOPSAIL BEACH, STUMP SOUND TWP., ONSLOW CO., NORTH CAROLINA, ISLAND DEVELOPMENT GROUP, INC. & VILLA CAPRIANI HOMEOWNERS ASSOCIATION", dated FEBRUARY 20, 1996, prepared by Parker & Associates, Inc. and recorded in Book, 35, Page 89, slide 5-596, Onslow County Registry, to which reference is had for a more full and complete description.

There are no conditions to this DEED OF EASEMENT not expressed herein.

TO HAVE AND TO HOLD said perpetual easements for maintenance purposes and for existing landscaping, water sprinkler and electrical lighting encroachment use and purposes unto "VCHOA", its successors and assigns, and the Grantor "IDG", for itself, its successors and assigns, hereby warrant and covenant that it is the owner of the property or easement herein conveyed; that it has the right to grant this easement; and that it will forever warrant and defend title to the same against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantor "IDG" has hereunto 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.



ISLAND DEVELOPMENT GROUP, INC.

By: [Signature]  
Vice President

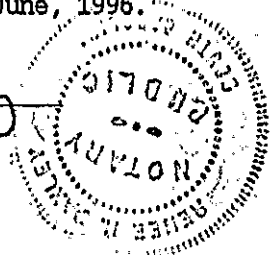
ATTEST: [Signature]  
Secretary

SOUTH  
NORTH CAROLINA  
ONSLOW COUNTY  
Horry

I, a Notary Public of the County and State aforesaid, certify that Charles L. Watson, personally came before me this day and acknowledged that he is the Secretary of ISLAND DEVELOPMENT GROUP, INC. a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by Charles L. Watson as its Secretary.

Witness my hand and official stamp or seal, this 28th of June, 1996.  
My commission expires: 12/7/97

[Signature]  
Notary Public



The foregoing certificate of Renee M. Baxley is 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: [Signature] REGISTER OF DEEDS FOR ONSLOW COUNTY  
Deputy/Assistant-Register of Deeds

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