

NON-WARRANTY DEED

Parcel: 23700027

Revenue Stamps: \$0.00

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

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS NON-WARRANTY DEED, made and entered into this the 23RD day of April, 2020 by and between POINT ASSOCIATES, LLC, party of the first part (the address of the party of the first part is: 1295 Northern Blvd., Suite 17, Manhasset, New York 11030); and BARNES BLUFF HOA, INC., a North Carolina non-profit corporation, party of the second part (the address of the party of the second part is: 305 N. Howe Street, Southport, North Carolina 28461).

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 to said party paid by the party of the second part, the receipt and sufficiency of which hereby is acknowledged, has bargained and sold

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: Samuel B. Franck

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.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.



and by these presents does 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 Brunswick County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 acceptance of this deed, does agree 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.

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

POINT ASSOCIATES, LLC (SEAL)

By: Thomas Nuzio
Name: THOMAS NUZIO
Title: MANAGER



STATE OF New York
COUNTY OF NASSAU

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: MANAGER - THOMAS NUZIO

Date: 4/23/2020



Signature of Notary Public

STEPHEN R. LAROCCA

Notary's printed or typed name

My commission expires: _____

STEPHEN R. LAROCCA
Notary Public, State of New York
No. - 4901430
Qualified in Nassau County
Commission Expires June 29, 2023

(Official Seal)

Notary seal or stamp must appear within this box.



EXHIBIT A

All that certain tract or parcel of land lying and being situate in Brunswick County, North Carolina, and being more particularly described as follows:

BEING that certain parcel bounded on the east by the tract identified and described as Lot 2 on that certain plat recorded in Map Cabinet 33, at Page 490; bounded on the north by that certain private right of way depicted as Annie Mae's Way, as shown on the plat recorded in Map Cabinet 20, Page 277, also known as Barnes Bluff Drive; and bounded on the southwest by that parcel including the "pond" and located north of Lots 33, 34, 35, and 36, as shown on the map recorded in Map Cabinet 21, Page 87, all such plats being recorded in the office of the Register of Deeds of Brunswick County.

ND: 4837-6384-1463, v. 1