

Excise Tax: \$

## NORTH CAROLINA NON-WARRANTY DEED

**Brief Description:**

**Prepared By:** Gary S. Lawrence, 1226 N. Howe Street, Southport, NC 28461  
This instrument was prepared by a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick  
County Tax Collector upon disbursement of closing proceeds

**Parcel Identifier No:**

THIS DEED made this 22<sup>nd</sup> day of March, 2023, by and between

### GRANTOR

ELB Family LP, a North Carolina Limited Partnership with a mailing address of 4028 Barnes Bluff Drive, Southport, North Carolina 28461.

### GRANTEE

BARNES BLUFF HOA, Inc., a North Carolina non-profit corporation, whose mailing address is 1226 N. Howe Street, Southport, North Carolina 28461

### WITNESSETH

THAT said 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 Brunswick County, North Carolina and more particularly described as follows:

**BEING all of that Tract of land labeled "Access Easement" on plat recorded in Map Book 20 at Page 277 and also being the Tract connecting Annie May's Way with Fish Factory Road on said map. Reference to said map for a more particular description.**

This property does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel and all privileges and appurtenances thereto belonging to the Grantee in fee simple and subject to the following:

Subject to the restriction and requirement that the Grantee and any successor in interest shall be required to allow the entry/exit gate on said access easement to remain open between the hours of 9:00 AM to 6:00 PM until the 1<sup>st</sup> day of January, 2027. To the extent the dates set out in this paragraph differ from the dates set out in deed recorded in Book 4973 Page 910, then the dates in this paragraph shall control.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

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

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

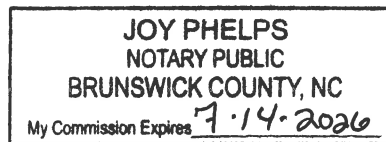
ELB Family, LP


 (SEAL)  
By: **Edwin L. Burnett, III, Managing Partner**

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

I certify that Edwin Burnett, III personally appeared before me this day, acknowledging to me that he is the Managing Partner of ELB Family, LP a North Carolina limited Partnership and that being authorized to do so, he signed the foregoing document in the name of the limited partnership as an act and deed of the limited partnership.

This 22 day of March, 2023.



  
Notary Public

Joy Phelps

(Print Notary Name)

My Commission Expires: 7-14-2026