NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of December, 1980, by and between

GRANTOR

Ocean Side Corporation

GRANTEE

River Run Plantation Property Owners Association

19 River Run Lane

- Lockwood Court

Bolivia, NC 28422

This instrument was prepared by Anderson & McLamb

Brief description for the Index

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 Smithville Township,

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

Tract 1

All of Tract One as described in Map Book K Page 34 of the Brunswick Registry except all of the platted residential lots appearing in Map Cabinet K Page 256, Map Cabinet L, Page 257, Map Cabinet R, Page 257, Map Cabinet R, Page 273, Map Cabinet S, Page 274, Map Cabinet S, Page 315 and any revisions of any of these plats as may appear of public record. In this connection, a residential subdivision initially identified as Tract 66 and later renamed River Run Plantation has been surveyed, platted and sold from these premises. The purpose of this conveyance is to convey to the Property Owners Association all of the Common Areas including the clubhouse facilities, boat launching facilities, streets, drainage ditches, drainage easements, lakes, ponds, buffer zones and reserved areas as identified on the various recorded plats of the subdivision as above identified.
Track 2

Being all of Lot 213, Station 1, River Run Plantation,
according to a survey dated July 18, 1986 prepared by James R.
Tomkins, R.L.S. and duly recorded in Map Cabinet Q at Page 352
of the Brunswick Registry.

This conveyance is made subject however to the following
reservations:

RESERVATIONS

(1) The Consolidated Master Declaration for River Run
Plantation as recorded in Book 728 Page 702 of the Brunswick
Registry.

(2) The Grantor's right to utilize any of the property
described herein in the normal course of the sale of its
remaining residential lots and houses in the subdivision. This
reservation includes, but is not limited to the right of the
Developer, it's agents and employees to use the streets as a
means of ingress and egress, the entry into and use of the
clubhouse, swimming pool and amenity complex for sales
presentations and similar related activities and any other use
of the Common Areas reasonably associated with the continued
sale of lots owned by the Grantor in the subdivision.

(3) The right of the Grantor to continue to maintain it's sales
office on Lot 200, Station 1/4, and to use the parking area
adjacent thereto in the Common Areas as a parking lot
associated with the sales office until the Grantor no longer
owns a lot in the subdivision. When the Grantor no longer owns
any numbered residential lots in the subdivision, it will
automatically discontinue the use of the parking area as
located adjacent to Lot 200, Station 1, and will further desist
from the operation of a sales office from Lot 200, Station 1.

(4) The right of the Grantor to utilize any portion of the
reserved area in Station 7 as appears in Map Cabinet S Page 315
for water and sewer purposes associated with any Lot in Station
6 or 7 including the right to grant easements to any particular
lot owner for such purposes. Further, the Grantor reserves the
same right in the 40' buffer zone as shown in Map Cabinet S
Page 315 of the Brunswick Registry. However, it is understood
that by the acceptance of this deed, Grantee assumes no
utilization to provide water or sewer to any property owner in
Station 6 or 7 or the upkeep of any such facilities on said
reserved area.

TRANSFER OF DUTIES AND ASSUMPTION OF DUTIES

The Grantor hereby, pursuant to Article 13 of the Amended
Consolidated Master Declaration which appears in Book 728 Page
702 of the Brunswick Registry, transfers all of its rights,
duties and obligations to River Run Plantation Property Owners
Association, Inc. and does further hereby transfer and assign
its authority to amend the Master Declaration to the Grantee.

The Grantee, by acceptance of this deed, hereby assumes all the
duties and obligations imposed upon it in the Master
Declaration creating River Run Plantation.
The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

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 whatsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

[Signature]

Oceanide Corporation
By: Robert H. Anderson
President

ATTEST:

[Signature]

[Title]

[Signature]

[Title]