



Revenue Stamps: \$ 0  
LT Tax Due: \$ Exempt  
LT No.: 6646-00  
Parcel No:

Prepared by Starkey Sharp, Attorney at Law  
and return to: Kitty Hawk, North Carolina 24949

NORTH CAROLINA  
DARE COUNTY

THIS DEED made and entered into this the 29th day of December, 2000, by and between **KITTY HAWK ESTATES**, a North Carolina General Partnership, party of the first part, and **KITTY HAWK ESTATES PROPERTY OWNERS ASSOCIATION**, an unincorporated association, having an address of P.O. Box 2702, Greenville, NC 27836, party of the second part;

W I T N E S S E T H :

The Party of the First Part is the owner and developer of a subdivision known as Sea Scape, Section 3, as shown on a map or plat recorded in Map Book 6 at page 44-3 of the Dare County Registry, which subdivision is also known as "Kitty Hawk Estates". Within the boundaries of the subdivision are certain areas consisting of ponds and open spaces which are not part of the lots or streets in the subdivision. The party of the first part desires to convey these properties to the association consisting of the owners of property within the subdivision known as Kitty Hawk Estate

NOW THEREFORE, in consideration of the premises and of the obligations of the party of the first part as the developer of the subdivision known as Sea Scape, Section 3, does hereby give, grant bargained and convey and by these presents does bargain, sell and convey unto said party of the second part, and its successor and assigns, the said land described in this deed, the same lying and being in the County of Dare, and State of North Carolina, in Atlantic Township, and more particularly described and bounded as follows:

The descriptions of the parcels of land set forth below refer to property located in the subdivision known as Sea Scape, Section 3, as shown on a map or plat recorded in Map Book 6 at page 44-3 of the Dare County Registry, which subdivision is also known as "Kitty Hawk Estates". References to lots and streets in the descriptions below are made with reference to the plat of the subdivision .



**Parcel 1:**

Beginning at a point located in the southwestern corner of lot 114 of the subdivision known as Sea Scope Section 3, at the intersection of the western line of lot 114 with the northern boundary of Grand Dune Drive; running thence from the point of beginning a general northerly direction following the western line of lot 114 through 105 to the point of intersection of the northwest corner of lot 105 with the southwest corner of lot 69; thence continuing in a northerly direction following the western line of lot 69 through 73 to the northwest corner of lot 73 at the intersection thereof with the southern right-of-way of White Trail; thence turning and following White Trail following the curvature thereof a distance of 130 feet more or less to the north eastern corner of property now or formerly belonging to The Nature Conservancy; and thence following the eastern line of the property of The Nature Conservancy along the center area of a pond to a point located in the northern right-of-way of Grand Dune Drive; thence turning and running north easterly following the northern right-of-way of Grand Dune Drive to the point or place of beginning.

Same being an area located between White Trail on the west, Grand Dune Drive on the south, the property of The Nature Conservancy on the West and abutting the western or rear lines of the lots mentioned in the foregoing description.

**Parcel 2:**

Beginning at a point located at the intersection of the southern line of lot 117 with the eastern right away at Birch Lane and running thence from the point of beginning along the southern boundary of lot 117 a distance of 33.49 feet in a general easterly direction to a point; thence turning and running a distance of 145.58 feet to a point; thence continuing in a northerly direction a distance of 73.25 feet to a point; thence continuing in northerly direction a distance of 122.52 feet to a point at the southern property line of lot 116 and the North Eastern corner of lot 117; thence turning and following the southern line of lot 116 to a point marking the North Western corner of lot 121; thence turning and running in a general southerly direction along the western lines of lot 121, 120, 119 and 118 to a point in the northern right-of-way of Grand Dune Drive at the intersection thereof with the southwestern corner of lot 118; thence turning and following the northern right-of-way of Grand Dune Drive to the corner and intersection with Birch Lane; thence running along the eastern right-of-way of Birch Lane to the point of beginning.

**Parcel 3:**

Beginning at a point located in the northern right-of-way of Grand Dune Drive at the South Eastern corner of lot 125 and running





thence from the point of beginning in a general northerly course following the eastern lines of lot 125, 124, 123, 122, 61, 60, 59, 58, and 57 to the North Eastern corner of lot 57 and its intersection with the southern right-of-way of White Trail; thence turning and following the southern right-of-way of White Trail along the right-of-way thereof to the intersection with the northwestern corner of lot 56; thence turning and following the western and southern line of lot 56 to its intersection with the western right-of-way of Sycamore Lane; thence running in general southerly direction along the western right-of-way of Sycamore Lane to the northeastern corner of lot 55 and its intersection with Sycamore Lane; thence following the northern and western line of lot 55 and continuing in a general southerly direction along the western lines of lot 54, lot 128, 127, and 126 to the point of intersection with the northern right-of-way line of Grand Dune Drive at the southwestern corner of lot 126; thence following the northern right-of-way of Grand Dune Drive to the eastern corner for lot 125, the point of beginning.

**Parcel 4:**

Beginning at a point located in the eastern right-of-way of Sycamore Lane at the southern most corner of lot 130 and running thence from the point beginning following the southern and eastern line of lot 130 and then continuing in a general northerly direction following the eastern lines of lot 129, 53, 52, 51, 50, 49, and 48 to the North Eastern corner of lot 48 at the intersection with the southern right-of-way of White Trail; thence turning and running along the southern right-of-way of White Trail a distance of 106.06 feet more or less to a point marking the northwestern corner of lot 47; thence turning and following the western lines of lots 47, 46, 45, 44, 135 through 131 to the point of intersection with the southwestern corner of lot 131 and the northern right-of-way of Grand Dune Drive; thence turning and running along the northern right-of-way of Grand Dune Drive in a general westerly direction to the point of intersection of the northern right-of-way of Grand Dune Drive and the eastern right-of-way of Sycamore Lane, the point or place of beginning.

**Parcel 5:**

Beginning at a point located in the southeastern corner of lot 140 and running thence from the point of beginning following the eastern line of lot 140 through 136 and the eastern line of lots 43, 42 and 41 to a point marking the intersection or common corner of lots 41 and 40 at the southeastern corner of lot 40; thence turning and running easterly following a course which extends in a northeasterly direction the dividing line between lots 40 and 41 to appoint marking the western boundary of the main power transmission line owned by Virginia Electric Power Company (now known as North Carolina Power or as Dominion Power); thence turning and running in a southerly direction following the western boundary or edge of the power line easement or right-of-way to the point in the edge of the



power line easement which is located at the intersection with the extended southern line of lot 140; thence turning and running in a general westerly direction to the point marking the point or place of beginning.

The same being a parcel located between the eastern line of the lots set forth in the description above and the western line of the power company easement.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereto belonging to the party of the second part and its successors and assigns in as full and ample manner as said party of the first part has power to convey same.

Provided however, this conveyance is made subject to the following special covenants:

1. The owner of each and every lot in the subdivision described above which is adjacent to any of the parcels conveyed by this deed will have the right of access, ingress and egress across that portion of the property conveyed herein which is next to such lot in order to erect and maintain bulkheads, docks, piers or other structures and to maintain and use such property as an extension of the adjacent lot for access to the adjoining body of water.
2. The party of the first part retains the right to erect, build and maintain drainage areas, culverts and similar structures across or to any of the ponds or other bodies of water included in the description above and to establish free flowing areas for drainage and waterways in the subdivision.

IN TESTIMONY WHEREOF, said party of the first part, by and through its general partner has hereunto set his hand and seal the day and year first above written.

KITTY HAWK ESTATES, a North Carolina  
General Partnership

By:  (SEAL)  
KENNETH WHICHARD