



Brenda M. Clemmons Register of Deeds
09-04-2020 11:19:14.001 Brunswick County, NC
NC REVENUE STAMP: \$1000.00 (#705270)

3
Return to Barley Type Box
Total 1000 Rev 863 Int. 137
OK \$ 1000 OK # 863 Cash \$ _____
Refund _____ Cash \$ _____ Finance _____

Portions of document are illegible due to condition of original.
Document contains seals verified by original instrument that cannot be reproduced or copied.

Excise Tax \$ 1,000.00 Recording Time, Book and Page
Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Tax Lot No./Property No.: _____

Parcel Identifier No. 18200097 (does not contain primary dwelling of Grantor)

Mail after recording to AJA Ventures, LLC
P.O. Box 2267, Shallotte, NC 28459

This instrument was prepared by Wright, Worley, Pope, Ekster & Moss, P.L.L.C. Attorneys at Law
P.O. Box 457, Tabor City, N.C. 28463 (CCR)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of September, 2020, by and between

GRANTOR	GRANTEE
BLUEWATER PROPERTY INVESTMENTS, LLC; a North Carolina Limited Liability Company	AJA VENTURES, LLC; a North Carolina Limited Liability Company
1887 Oakton Church Road Fairmont, NC 28340-5575	P.O. Box 2267 Shallotte, NC 28459

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
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 tract or parcel of land situated in Lockwood Folly Township, Brunswick County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith BY REFERENCE FOR FURTHER CERTAINTY OF THE DESCRIPTION OF REAL PROPERTY

For chain of title see Deed recorded in Deed Book 3541, Page 1264, Brunswick County Registry, in favor of Bluewater Property Investments, LLC.

The Brunswick County Revenue Department identifies the tract described on the Exhibit "A" attached hereto as being a portion of Parcel #: 18200097.

NO TITLE EXAMINATION HAS BEEN MADE UNLESS CERTIFICATION STATING OTHERWISE. The seller(s) further acknowledge the information required for IRS Form 1099 has been correctly stated to the Law Firm of Wright, Worley, Pope, Ekster & Moss, P.L.L.C.



The tract described on the Exhibit "A" attached hereto do not contain the primary dwelling of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in BK 3541, PG 1264, BCR

A map showing the above-described property is recorded in Plat Book _____, page _____.

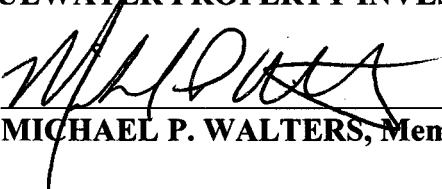
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Subject to property tax as assessed by the Brunswick County Tax Administration.
2. Valid and enforceable easements as may appear in the chain of title.
3. Subject to restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has 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.

BLUEWATER PROPERTY INVESTMENTS, LLC

BY:  (SEAL)
MICHAEL P. WALTERS, Member-Manager

SEAL-STAMP

NORTH CAROLINA, Columbus County.

I, Elizabeth H. Ward, a Notary Public of the County and State aforesaid, certify that Michael P. Walters, Member-Manager of Bluewater Property Investments, LLC Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal or stamp, this the 3rd day of September 2020.

Elizabeth H. Ward
My Commission Expires: 10-15-22

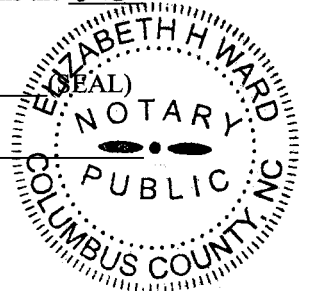




EXHIBIT "A"

BEING a portion of that 51.99 Acre tract or parcel as shown on a map entitled "Survey for Sodbusters, LLC", prepared by Bobby M. Long & Associates dated June 28, 2006 and duly recorded in Map Cabinet 35 at Page 505 in the Office of the Register of Deeds for Brunswick County, North Carolina (herein, "Brunswick Registry"), said portion being more fully described as follows:

BEGINNING at an iron rod in the southern right of way of US Highway 17-Ocean Highway West, said iron rod being South 72 degrees 43' 37" West 8.34 feet from a right of way marker found in said right of way, being the westernmost corner of a tract or parcel now or formerly of Milliken Investments, Inc., as more fully described in Deed Book 611 at Page 1077, Brunswick Registry; thence from the beginning point as thus described, with the southern property line of said Milliken Investments, Inc., tract, South 89 degrees 02' 58" East 533.66 feet to an iron pipe in the run of Williams Branch, the eastern line of said 51.99 acre tract; thence along the run of Williams Branch and eastern line of said 51.99 Acre tract a traverse line the following courses and distances: South 35 degrees 57' 21" West 17.69 feet to an iron pipe; South 46 degrees 07' 22" East 65.22 feet to an iron pipe; thence South 21 degrees 17' 17" East 100.86 feet to an iron pipe; thence South 63 degrees 39' 57" West 42.99 feet to an iron pipe; thence South 0 degrees 56' 43" West 77.33 feet to an iron pipe; thence South 62 degrees 36' 25" East 30.59 feet to an iron pipe; thence South 8 degrees 04' 31" East 120.50 feet to an iron pipe; thence South 34 degrees 51' 22" East 280.62 feet to an iron pipe; thence leaving said Williams Branch and the eastern line of said 51.99 Acre tract South 73 degrees 28' 20" West 442.15 feet to an iron rebar set; thence North 24 degrees 55' 13" West 825 feet to an iron pipe in the southern right of way of US Highway 17-Ocean Highway West, the PLACE AND POINT OF BEGINNING, containing 7.45 Acres, or 324,657 square feet, and being further identified as Tract 1 in a survey plat dated August 25th, 2020, entitled, "Minor Subdivision for AJA Ventures, LLC" prepared by Christopher D. Stanley, PLS, and recorded in Map Book 123 at Page 17 in the Brunswick County Registry .

TOGETHER WITH, AND SUBJECT TO a non-exclusive right of way and easement for access, ingress, egress and utility services and connections between the property hereinabove described and US Highway 17-Ocean Highway West, over, within, along and upon the following adjacent or contiguous area of property lying to the west of the 7.45 Acre tract hereinabove described, said right of way and easement area being more fully described as follows:

BEGINNING at an iron pipe in the southern right of way of US Highway 17-Ocean Highway West, the place and point of beginning of the 7.45 Acre tract or parcel hereinabove described; thence with the western property line of said 7.45 Acre tract South 24 degrees 55' 13" East 100 feet to an iron rod set in said line; thence South 72 degrees 35' 01" West 85 feet to a point; thence North 24 degrees 55' 13" West 100 feet to a point in the southern right of way of US Highway 17-Ocean Highway West; thence with said right of way North 72 degrees 35' 01" East 85 feet to an iron pipe, the PLACE AND POINT OF BEGINNING, and being further described as "Access & Utility Easement 'A' 8,427 Square Feet" in the survey plat hereinabove referenced.

GRANTOR RESERVES the right to use the above-described non-exclusive right of way easement.

Any improvements within the easement for the benefit of the Grantee's property shall be at the sole expense of the Grantee. Any improvements located within the easement and made by the Grantee shall be approved by the Grantor, approval of which shall not be unreasonably withheld.