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by  
374515



2003059517

FOR REGISTRATION REGISTER OF DEEDS  
REBECCA T CHRISTIAN  
NEW HANOVER COUNTY NC  
2003 SEP 10 03 42 48 PM  
BK 4006 PG 437-439 FEE \$17 00  
NC REV STAMP \$374.00  
INSTRUMENT # 2003059517

No Title Certification Requested of or Provided by Draftsman

## STATE OF NORTH CAROLINA GENERAL WARRANTY DEED

REVENUE STAMPS: \$ 374.00 PARCEL# R07911-004-001-000  
DRAWN BY AND M. SCOTT BOYLES, Attorney At Law  
RETURNED TO: 319-A North 4th Street, Wilmington, NC 28401

**Brief Legal Lot 25, Hickory Knoll**

This deed, made and entered into this 9 day of September, 2003, by and between **THOMAS A. McGONIGAL** and wife, **MARY ANN McGONIGAL**, the Grantor(s), and **SCOTT ERNEST POLLARD** and wife, **JENNIFER KIRSTEN POLLARD**, the Grantee(s), whose address is **134 Hickory Knoll, Wilmington, NC 28409**

**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 located in the county of **NEW HANOVER** and State of **NORTH CAROLINA**, more particularly described as follows

**All of Lot 25 of Hickory Knoll, as shown upon that map of said subdivision recorded in the New Hanover County Registry in Map Book 9 at Page 17.**

**Subject, however, to those restrictions recorded in said Registry in Book 766 at Page 409, as amended by that instrument recorded in said Registry in Book 878 at Page 192.**

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantor in fee simple

The Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 whomever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations, 2003 ad valorem taxes, and all applicable restrictive covenants and utility easements 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.

*Thomas A. McGonigal* (SEAL)  
SELLER: THOMAS A. McGONIGAL

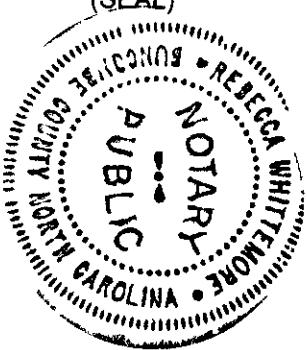
*Mary Ann McGonigal* (SEAL)  
SELLER: MARY ANN McGONIGAL

STATE OF North Carolina  
COUNTY OF BUNCOMBE

I, REBECCA WHITEMORE, a Notary Public in and for the County of BUNCOMBE and State aforesaid, do hereby certify that **THOMAS A. McGONIGAL AND MARY ANN McGONIGAL** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 9 day of SEPTEMBER, 2003.

(SEAL)

*Rebecca Whitemore*  
Notary Public  
My Commission Expires 1/27/08



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The foregoing Certificate(s) of

is / are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof

\_\_\_\_\_, REGISTER OF DEEDS FOR NEW HANOVER COUNTY

BY \_\_\_\_\_, Deputy/Assistant - Register of Deeds



REBECCA T CHRISTIAN  
REGISTER OF DEEDS, NEW HANOVER  
216 NORTH SECOND STREET

WILMINGTON, NC 28401

\*\*\*\*\*  
Filed For Registration: 09/10/2003 03:42:48 PM

Book: RE 4006 Page: 437-439

Document No.: 2003059517

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX. \$374.00

Recorder: MARVIS ANN STORER

\*\*\*\*\*  
State of North Carolina, County of New Hanover

The foregoing certificate of REBECCA WHITMORE Notary is certified to be correct. This 10TH of September 2003

REBECCA T. CHRISTIAN, REGISTER OF DEEDS

By: Marvis Ann Storer  
Deputy/Assistant Register of Deeds

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YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.  
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

\*2003059517\*

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