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RECORDED AND VERIFIED
BY THE CLERK OF COURTS
NEW HANOVER CO. NC

JAN 6 2 41 PM '92

REGS NEWHANOVER

01-06-92



\$200.00

Real Estate
Excise Tax

Excise Tax 200

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to **RETURNED TO**

This instrument was prepared by Robert A. O'Quinn, Attorney at Law, Wilmington, NC
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of January, 19 92, by and between

GRANTOR

CHARLES WHOLESALE RUG IMPORTERS, INC.

GRANTEE

ACME ART, INC.
711 North 5th Street
Wilmington, NC 28401

64

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 lot or parcel of land situated in the City of Wilmington, Township,

New Hanover County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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 whomsoever except for the exceptions hereinafter stated.

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

1991 ad valorem taxes.

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.

CHARLES WHOLESALE RUG IMPORTERS, INC.

(Corporate Name)

By:

Charles Cohen

President

ATTEST:

Lucy M. Cohen

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

NORTH CAROLINA, NEW HANOVER County.

I, a Notary Public of the County and State aforesaid, certify that *Lucy M. Cohen*

personally came before me this day and acknowledged that *she* is Secretary of

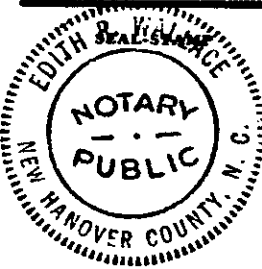
CHARLES WHOLESALE RUG IMPORTERS, INC. a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by *her* as its Secretary.

Witness my hand and official stamp or seal, this *6th* day of *January*, 19 *92*.

My commission expires: *March 17, 1992* *Edith R. Wallace* Notary Public



The foregoing Certificate(s) of *Edith R. Wallace, Notary Public*

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.

By *Rebecca Tucker Christian* REGISTER OF DEEDS FOR *New Hanover* COUNTY

By *Bluffy Williams* Deputy/Assistant - Register of Deeds

EXHIBIT A

1582 0634

TRACT ONE: BEGINNING at a point in the Western line of Fifth Street 198 feet South from the Southern line of Brunswick Street; and running thence along said line of 5th Street Southwardly 40 feet; thence Westwardly and parallel with Brunswick Street 165 feet; thence Northwardly parallel with 5th Street 7.13 feet to a new stake; thence Eastwardly parallel with Brunswick Street 56.87 feet to a new stake; thence Northwardly parallel with Fifth Street 32.87 feet to a new stake; thence Eastwardly and parallel with Brunswick Street 108.13 feet to the Beginning, the same being part of Lot 4, in Block 264, according to the official plan of the City of Wilmington, N.C. Being the same property conveyed to Charles and Evelyn M. Cohen by deed recorded in Book 824 Page 418 of the New Hanover County Registry. Being also the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 918 Page 780 of the New Hanover County Registry.

TRACT TWO: BEGINNING in the Western line of Fifth Street 238 feet South of the intersection of the Western line of Fifth Street with the Southern line of Brunswick Street; running thence Westwardly parallel with Brunswick Street 165 feet; thence Southwardly parallel with Fifth Street 59 feet 5 inches; thence Eastwardly parallel with Brunswick Street, 165 feet to the Western line of Fifth Street; thence Northwardly along said Western line of Fifth Street 59 feet 5 inches to the Beginning, same being parts of the Eastern halves of Lots 4 and 5 in Block No. 264, according to the official plan of the City of Wilmington, N.C. Being the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 918 Page 780 of the New Hanover County Registry.

TRACT THREE: BEGINNING at a point in Block 264 according to the official plan of the City of Wilmington, N.C., said beginning point being located the following courses and distances from the intersection of the southern line of Brunswick Street with the eastern line of Fourth Street: Southwardly along the eastern line of Fourth Street one hundred and ninety eight (198) feet to a point; thence eastwardly and parallel with Brunswick Street ninety (90) feet to the point of beginning. Running thence from said beginning point eastwardly and parallel with Brunswick Street 131.87 feet to a point; thence southwardly and parallel with Fourth Street 32.87 feet to a point; thence westwardly and parallel with Brunswick Street 56.87 feet to a point; thence southwardly and parallel with Fourth Street 7.13 feet to a point; thence westwardly and parallel with Brunswick Street seventy five (75) feet to a point; thence northwardly and parallel with Fourth Street forty (40) feet to the point of BEGINNING; the same being part of Lot 4 in Block 264 according to the official plan of the City of Wilmington, N.C.; the same being the property described in deed from S. Abrampwitz and wife to Jacob Moskowitz recorded in Book 143, Page 15 of the New Hanover County Registry and the property described in deed from Charles Cohen and wife to Libby J. Moskowitz (she being one and the same person as Liba J. Moskowitz) recorded in Book 824, Page 416 of said Registry excepting, however, the property conveyed by deed recorded in Book 390, Page 470 of said Registry and the property conveyed by deed recorded in Book 824, Page 418 of said Registry. Being also the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 1194 Page 189 of the New Hanover County Registry.

Together with the right to pass and re-pass over a walkway on the south side of the property described in deed recorded in Book 390, Page 470 of said Registry for the party of the second part, its employees, customers, and workmen, and its successors and assigns, said right-of-way to be a minimum of three (3) feet in width throughout.

TRACT FOUR: BEGINNING at a point in the Western line of Fifth Street 134 feet Southwardly from the intersection of the Western line of Fifth Street with the Southern line of Brunswick Street; runs thence Westwardly and parallel with Brunswick Street

EXHIBIT A
(Page 2 of 2)**1582 0635**

165 feet; thence Southwardly and parallel with Fifth Street 64 feet; thence Eastwardly and parallel with Brunswick Street 165 feet to the Western line of Fifth Street; thence Northwardly along the Western line of Fifth Street 64 feet to the point of Beginning, same being a part of Lot 3, in block 264, according to the official plan of the City of Wilmington, North Carolina. Subject, however, to a right of way or easement unto the parties owning the lot adjoining the above described property on the north, in, to, through and over three and one-half (3 1/2) feet of the Northern portion of the above described property, said easement being a width of three and one-half (3 1/2) feet on Fifth Street and runs thence Westwardly from the Western line of Fifth Street 95 feet along parallel lines between the adjoining properties, and together with a right of way or easement, jointly, with the owners of the lot adjoining the above described property on the north, in, to, through and over an alleyway next adjoining the above described property on the North and being three and one-half (3 1/2) feet in width on Fifth Street and running Westwardly between parallel lines in a depth of 95 feet. Being the same property conveyed by Meta Lockhart (widow) to R.R. Stone by deed recorded in Book 240, at Page 281 of the New Hanover Registry. Being also the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 918 Page 780 of the New Hanover County Registry.

TRACT FIVE: BEGINNING in the Eastern line of Fourth Street one hundred and thirty two (132) feet Southwardly from its intersection with the Southern line of Brunswick Street, and running thence Southwardly with said Eastern line of Fourth Street thirty three (33) feet; thence Eastwardly and parallel with Brunswick Street one hundred and sixty five (165) feet; thence Northwardly and parallel with Fourth Street thirty three (33) feet; thence Westwardly and parallel with Brunswick Street one hundred and sixty five (165) feet to the Beginning, and being part of the western half of Lot No. 3 in Block 264, according to the official plan of the City of Wilmington, N.C., and being a portion of the same property conveyed by Alfred Howe, Administrator, to John E. Wilkinson on the 11th day of May, 1881 by deed duly recorded on the 30th day of May, 1881. Being the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 988 Page 805 of the New Hanover County Registry.

TRACT SIX: BEGINNING at a point in the Eastern line of Fourth Street 165 feet Southwardly from its intersection with the Southern line of Brunswick Street, and runs thence Southwardly with the Eastern line of Fourth Street 33 feet; thence Eastwardly, parallel with Brunswick Street, 165 feet; thence Northwardly, parallel with Fourth Street, 33 feet; thence Westwardly, parallel with Brunswick Street, 165 feet to the Beginning, the same being the Southern one-half of the Western half of Lot 3 in Block 264, according to the official plan of the said City of Wilmington, N.C.

Subject to and together with a joint private alley to be used by the parties hereto, their respective heirs, successors and assigns, for the purpose of ingress, egress and regress by persons upon foot, or with vehicles propelled electrically or otherwise, into, through, over, and upon the following described land:

Beginning at a point in the Eastern line of Fourth Street 163 1/2 feet Southwardly from its intersection with the Southern line of Brunswick Street; running thence Southwardly along said Eastern line of Fourth Street 7 1/2 feet; thence Eastwardly and parallel with Brunswick Street 145 feet; thence Northwardly and parallel with Fourth Street 7 1/2 feet; thence Westwardly and parallel with Brunswick Street 145 feet to the point of Beginning. Being also the same property conveyed to Charles Wholesale Rug Importers, Inc. by deed recorded in Book 988 Page 805 of the New Hanover County Registry.