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2715 0234

2000 MAR -6 PM 4:03
RECORDED AND VERIFIED
MARY SUE OOTS
REGISTER OF DEEDS
NEW HANOVER CO. NC

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

2000 MAR -6 PM 4:05
R07600-006-038-0 RECORDED AND VERIFIED

MARY SUE OOTS
REGISTER OF DEEDS
NEW HANOVER CO. NC

DEED FOR SIGN EASEMENT

THIS EASEMENT, made and entered into this 13th day of February, 2000, by and between MYRTLE GROVE VOLUNTEER FIRE DEPARTMENT, INC., a North Carolina corporation, party of the first part; and STEVEN A. KOHL and wife, ANNETTE KOHL, of New Hanover County, North Carolina, party of the second part;
Mail to: 3304 GREY LEAF ROAD WILMINGTON, N.C. 28409

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WITNESSETH:

WHEREAS, party of the first part is the owner of that tract or parcel of land described in a deed which is recorded in Deed Book 1495 at Page 1857 of the New Hanover County Registry; and

WHEREAS, party of the second part has requested the party of the first part to convey to them a sign easement across the northeastern portion of the property owned by the party of the first part; and

WHEREAS, the party of the first part has agreed to convey to the party of second part said sign easement subject to certain requirements as hereinafter set out;

NOW, THEREFORE, the party of the first part, for and in consideration of \$1.00 dollar and other valuable considerations paid by the party of the second part receipt of which is hereby acknowledge, does hereby grant, bargain, and convey unto the party of the second part an easement over those lands described in Schedule "A" for the purpose of erecting and maintaining a sign on the property shown in Schedule "A".

1. The party does hereby convey to the party of the second part an easement for ingress, egress and regress, across the property described in Schedule "A" for the purposes of accessing, erecting and maintaining a sign on said property, provided that the party of the second part shall at all times comply with all the applicable zoning ordinances whether state or local pertaining to said sign.
2. Party of the first part retains the right to review and approve the design of said sign which will be built by party of second party and which approval will not be unreasonable withheld.
3. The party of the second part agrees the erection and maintenance of said sign shall be at its sole cost and expense.
4. This sign easement is personal to the parties of the second part and shall not be transferrable to any other party without the express written consent of the party of the first part. In the event of a transfer of this property by the party of the second part or if the property is not used for a Kohl's custard store for a period in excess of 30 days after January 1, 2001, then this sign easement will immediately become null and void and have no further force and effect and the property described in Schedule "A" will immediately revert to the party of the first part.

TO HAVE AND TO HOLD, said sign easement thereunto belonging to the party of second part as their personal easement under the terms and conditions hereinabove set forth.

The parties of the first part covenants herein that it is seized of the premises in fee simple has the right to convey said sign easement, that the title is sign easement is marketable and free of all encumbrances and that the party of the first part will warrant and defend the title against the lawful claims of all person whomsoever except for the exceptions hereinabove stated..

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed by it still authorized officers pursuant to the authority, its Board of Directors, as of the day and year first above-written.

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MYRTLE GROVE VOLUNTEER
FIRE DEPARTMENT, INC.

BY: [Signature]
President

ATTEST:

Kimberlee Taylor
Secretary

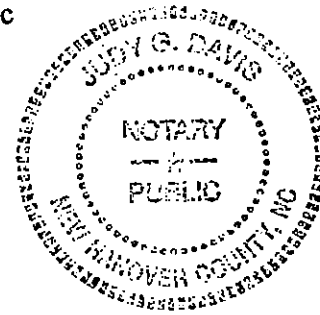


I, a Notary Public of the County and State aforesaid, certify that Kimberlee Taylor, personally came before me this day and acknowledge that she is ✓ Secretary of MYRTLE GROVE VOLUNTEER FIRE DEPARTMENT, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ✓ President, sealed with its corporate seal and attested by Kimberlee Taylor its ✓ Secretary.

WITNESS my hand and official stamp or seal, this 13th February, 2000.

Judy G. Davis
Notary Public

My Commission Expires: 6-19-01



Notary Seal
RECORD OF POOR QUALITY DUE TO
CONDITION OF ORIGINAL DOCUMENT
G.S. 161-14

STATE OF NORTH CAROLINA
New Hanover County
The Foregoing/ Annexed Certificate(s) of
Judy G. Davis
Notary (Notaries) Public is/ are certified
to be correct.
This the 6 day of March, 2000
Mary Sue Oots, Register of Deeds
by [Signature]
Deputy/Assistant

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SCHEDULE "A"

BEGINNING at an existing iron pipe in the Western right of way line for U.S. Highway 421 said iron pipe being the northeast corner of that tract conveyed to the Myrtle Grove Volunteer Fire Department, Inc., by deed recorded in Book 1495 at Page 1857 of the New Hanover County Registry, said iron pipe also being located North 00 degrees 00 minutes 00 seconds East 497.14 feet from N.C. Grid Monument "Bryan" with Grid Coordinates North = 141 369.245, East = 233 4390.813 and running thence from the beginning point with and along the western right of way of US 421 South 13 degrees 55 minutes 35 seconds West 40.0 feet to a point, thence North 65 degrees 22 minutes 00 seconds West 30.53 feet to a point, thence North 13 degrees 55 minutes 35 seconds East 29.82 feet to a point thence South 65 degrees 22 minutes 00 seconds West 53.36 feet to a point thence North 13 degrees 55 minutes 35 seconds West 10.18 feet to a point in the boundary line between the Myrtle Grove Fire Department property and that owned by Steven and Annette Kohl and running thence with the boundary line South 65 degrees 22 minutes 00 seconds East 83.89 to the beginning the same containing 1,734 square feet.