Prepared, without certification of title, by:

x

x

x

x

Parcel ID No.: R09200-001-094-000

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, made this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2023 by and between Beachwalk Homeowners Association, Inc., a domestic non-profit corporation, (“Grantor”), 1029 N. Lake Boulevard, Carolina Beach, NC 28428 and the Town of Kure Beach, a municipal corporation located in New Hanover County, North Carolina, (“Grantee”), 117 Settlers Lane, Kure Beach, NC 28449.

**WITNESSETH:**

**WHEREAS**, two-thirds (2/3) of Grantor’s members have executed an instrument, recorded at Book \_\_\_\_\_\_, Page \_\_\_\_\_\_ of the New Hanover County Registry of Deeds and pursuant to Sections 4 5(c)(2) and 5 1(e) of the Amended and Restated Declaration of Covenants and Restrictions for Beachwalk Homeowners Association, Inc., authorizing this transfer of a part of Grantor’s common area to a governmental entity; and

**WHEREA**S, Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the delivery and sufficiency of which is hereby acknowledged, has remised and released, and by these presents, does remise, release, convey, and forever quitclaim unto Grantees and their successors and assigns, all right, title, claim, and interests of the Grantor in a certain parcel of land lying and being in Federal Point Township, New Hanover County, North Carolina and more particularly described as follows:

**Being THAT** Common Area consisting of approximately 0.491 acres designated on the map of Beachwalk at Kure Beach recorded in Map Book 36, Page 285 of the New Hanover County Registry of Deeds.

**TO HAVE AND TO HOLD** the aforesaid real property and all privileges and appurtenances thereunto belonging to it so long as the property shall, in perpetuity, be used for and only for local park and recreational purposes benefitting the general public and not be converted to uses which are other than public recreation.

Neither the Grantor nor the Grantor’s successors or assigns shall have, claim, or demand any right or title to the property or any part of it, so long as the property is used for the purposes stated herein. Intending this transfer to constitute a fee simple determinable with an automatic reversion, in the event the property is no longer used for the purposes stated herein, the property shall automatically revert to the Grantor and be discharged from all rights, title, claims, liens, or interest of the Grantee or any person or party claiming by, through, or under it.

**IN WITNESS WHEREOF**, Grantor’s duly authorized representative has set his/her hand and seal the day and year first written above.

**BEACHWALK homeowners**

 **Association, Inc.**

 By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Title: President

**STATE OF NORTH CAROLINA**

**COUNTY OF NEW HANOVER**

 I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a Notary Public for said county and state, do hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ personally appeared before me this day and being duly sworn by me, says that he/she is the President of the Beachwalk Homeowners Association, Inc. and acknowledged, on behalf of said entity, the due execution of the foregoing instrument.

 Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2023.

(Official Seal) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public

My commission expires:\_\_\_\_\_\_\_\_\_\_\_\_