

State of North Carolina, Johnston Co.
Filed for Registration at 5:00 P M.
March 15 20 02 in the
Register of Deeds Office
Recorded in Book 2201 Page 268
Cecil M. Massengill
Register of Deeds
By Mary Dale
Deputy

Excise Tax \$-0-

Recording Time, Book and Page

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

River Dell Companies

Mail after recording to ~~Smith Dobson~~ *Narron Wyche* Story & Myers, L.L.P., P. O. Drawer 26268, Raleigh, NC 27611
This instrument was prepared by Laura K. Howell (without title examination)

Brief Description for the index

Common Open Space - Watson's Mill

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made March 5, 2002, by and between

GRANTOR

Rebecca D. Flowers, a Free Trader pursuant to Prenuptial Agreement dated June 2, 1999, a Memorandum of which is recorded in Book 1851, Page 194, Johnston County Registry

GRANTEE

WATSON'S MILL HOMEOWNER'S ASSOCIATION, INC., a North Carolina Non-Profit Corporation
c/o River Dell Companies
4880 NC Highway 42 East
Clayton, NC 27520

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, Wilders Township, Johnston County, North Carolina and more particularly described as follows:

BEING all of the private roads, including the gatehouse and entrance gates located within said rights of way, in Watson's Mill Subdivision, Phase One, as per plat thereof recorded in Plat Book 59, Page 115, Johnston County Registry.

BEING all of the property entitled "Inside Circle: Open Space/Landscape and Utility Easement", as per plat of Watson's Mill Subdivision, as per plat thereof recorded in Plat Book 59, Pages 115 and 116, Johnston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .

A map showing the above described property is recorded in Book 59, Pages 115, 116.

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:

Subject to Development Agreement for Flowers Plantation recorded in Book 1615, Page 601, as amended in Book 1657, Page 335, and in Book 1970, Page 599, Johnston County Registry.

Subject to Declaration of Easements and Covenant to Share Costs for Flowers Plantation, recorded in Book 1615, Page 609, as amended in Book 1657, Page 337, Book 2143, Page 106 and Book 2169, Page 948, Johnston County Registry.

Subject to public and utility easements and rights of way affecting said title, and to 2002 ad valorem property taxes, not yet due and payable.

Subject to restrictive covenants for Watson's Mill Subdivision, as recorded in Book 2083, Page 516, and amended in Book 2124, Page 919, Johnston County Registry.

Subject to easements and common areas as noted on said recorded plat referenced herein.

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.

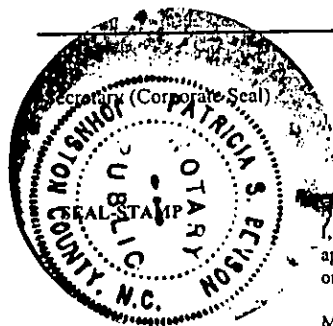
(Corporate Name)

Rebecca D. Flowers (SEAL)
Rebecca D. Flowers

By: _____ (SEAL)

President _____ (SEAL)

ATTEST: _____ (SEAL)



NORTH CAROLINA, Johnston County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Rebecca D. Flowers Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of March, 2002.

My commission expires: September 3, 2006 Patricia S. Benson Notary Public

SEAL-STAMP

NORTH CAROLINA, Johnston County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of , 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 him/her as its Secretary. Witness my hand and official stamp or seal, this ___ day of __, __.

My commission expires: . _____ Notary Public

The foregoing Certificate(s) of Patricia S. Benson NP

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 Cecil Messinger REGISTER OF DEEDS FOR Johnston COUNTY
By Maupian Deputy/Assistant Register of Deeds.

Pro \$ 2.00
Reg. \$ 15.00
Stamp \$ _____