

Prepared by and Hold for: Kristoff Law Offices, P.A.

The property conveyed herein is not Grantor's principal residence

This conveyance is for business convenience only. No consideration in property or money is due or was paid by Grantor to Grantee. Consequently, no revenue stamps or excise stamps are required for recording this Deed pursuant to N.C.G.S. § 105-228.29 (see also, Attorney General Opinion 43 N.C.A.G. 79 (1973))

Revenue Stamps: \$0

NORTH CAROLINA  
JOHNSTON COUNTY

Parcel ID No.: out of 16K05024

### GENERAL WARRANTY DEED

THIS DEED made this 20<sup>th</sup> day of May, 2011, by and between DWF DEVELOPMENT, INC., a North Carolina corporation, **Grantor**, whose address is 4880 NC Highway 42 East, Clayton, North Carolina 27527; and THE VILLAGE @ FLOWERS PLANTATION, INC., a North Carolina non-profit corporation, **Grantee**, whose address is 4880 NC Highway 42 East, Clayton, North Carolina 27527 (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 give, grant, bargain, and convey unto the Grantee, those certain lots or parcels of land situated in Wilders Township, Johnston County, North Carolina and more particularly described as follows:

Tract #1:

BEING all of that tract of land containing 1.896 acres, more or less, and labeled "Village Parkway" on that map recorded in Plat Book 76, Page 230, Johnston County Registry, to which plat reference is hereby made for a full and complete description of said tract of land.

Tract #2:

BEING all of that tract of land containing 9.556 acres, more or less, and labeled "Flowers Parkway" on that map recorded in Plat Book 69, Page 218, Johnston County Registry, to which plat reference is hereby made for a full and complete description of said tract of land.

Grantor herein reserves the following easements and rights unto itself and its successors and assigns:

1. The right to construct the Village Parkway and to tie it into Flowers Parkway;
2. The right to construct utilities within both the Village Parkway and Flowers Parkway;
3. To construct and to allow the operation of stormwater facilities within both the Village Parkway and Flowers Parkway;
4. To allow connections from other properties owned by Grantor to both the Village Parkway and Flowers Parkway;
5. Any additional easements or rights that Grantor deems necessary within Grantor's sole and absolute discretion for as long as Grantor owns additional real property located within the Flowers Plantation development.

SUBJECT, HOWEVER, to the following Exceptions:

1. Ad Valorem taxes for the year 2011 and thereafter;
2. Easements, Restrictions, Rights-of-Way, and other appurtenances of record in the Johnston County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND 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 title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by the authority of its Board of Directors, the day and year first above written.

DWF DEVELOPMENT, INC., (SEAL)  
a North Carolina corporation

By: Rebecca D. Flowers (SEAL)  
Rebecca D. Flowers, President

NORTH CAROLINA  
JOHNSTON COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rebecca D. Flowers, President

Date: 5/23/2011

[Signature]

Notary Public  
Print Name: Lawrence E. Kristoff

My Commission Expires: 3/29/2015

(Affix Notary stamp or seal)

