

Submitted electronically by Nicholls & Crampton, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel ID No.: Out of 16K05016

Mail/Return to: Grantee

Prepared by: Nicholls & Crampton, PA (FTN), PO Box 18237, Raleigh 27619 [without title examination or opinion]

Brief description for the Index: Open Space, Whitfield at Flowers Plantation

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THIS DEED made this 18<sup>th</sup> day of May, 2017, by and between

GRANTOR	GRANTEE
<b>FLAGSHIP VENTURES, LLC,</b> a North Carolina limited liability company  <b>PO Box 19205</b> <b>Raleigh, NC 27619</b>	<b>WHITFIELD HOMEOWNERS</b> <b>ASSOCIATION, INC.,</b> a North Carolina non-profit corporation  <b>812 Salem Woods Drive, #202</b> <b>Raleigh, NC 27615</b>
<small>The designation of "Grantor" and "Grantee" shall include said parties and their successor and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.</small>	

WITNESSETH, that Grantor, for a valuable consideration received from Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does give, grant, bargain and convey unto Grantee, in fee simple, that certain parcel of real property, located in Wilders Township, Johnston County, North Carolina (hereinafter the "Real Property"), which is more particularly described on EXHIBIT A, which is attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the Real Property unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions and reservations hereinafter provided, if any.

And Grantor warrants with Grantee that Grantor is seized of the Real Property in fee simple, has the right to convey the same in fee simple, that title to the Real Property is marketable and free and clear of all encumbrances, other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever, except for the following: (i) ad valorem taxes for 2017 and thereafter, (ii) all restrictive covenants, easements, building and zoning laws and ordinances, and rights of way of record affecting the Real Property, including, without limitation, the Covenants, Restrictions and Easements for Whitfield Homeowners Association recorded in Book 4845 Pages 457-498, Johnston County Registry, and any amendments thereto; and, (iii) all easements, buffers, restrictions and other conditions as the same are stated on the plat recorded in Plat Book 83, Pages 385 – 387, Johnston County Registry, and all amendments thereto.

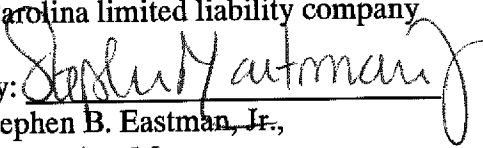
The Real Property does not include Grantor's primary residence.

The Real Property was acquired by Grantor by deed recorded in Book 4808, Pages 974-976, Johnston County Registry.

IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

FLAGSHIP VENTURES, LLC,  
a North Carolina limited liability company

By: Eastman Development Companies, LLC  
a North Carolina limited liability company

By:   
Stephen B. Eastman, Jr.,  
Its Member-Manager

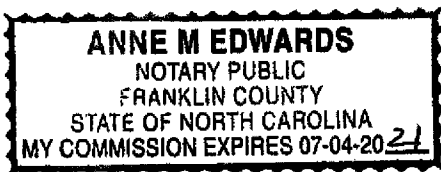
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Stephen B. Eastman, Jr., Member-Manager of Eastman Development Companies, LLC, a North Carolina limited liability company, as Manager of Flagship Ventures, LLC, a North Carolina limited liability company.

Date: 05/18/17

(Official Seal)

Anne M Edwards  
Anne M Edwards, Notary Public  
My commission expires: July 4, 2021



**EXHIBIT A**

**BEING ALL** that area identified as "OPEN SPACE 1", containing 1.749 acres, and that area identified as "Cemetery", containing 0.191 acres, as the same are shown on that plat recorded in Plat Book 83, Pages 385 through 387, respectively, Johnston County Registry, to which plat reference is to be made for a more complete and accurate description.