

2847  
0111

Johnston County, North Carolina  
CRAIG OLIVE Register of Deeds  
The following certificate(s) of  
PATRICIA S BENSON

FILED  
JOHNSTON COUNTY  
CRAIG OLIVE  
REGISTER OF DEEDS

notary/notaries public  
is/are certified to be correct.  
Jean B Plummer  
Deputy - Assistant - Register of Deeds

FILED Feb 21, 2005  
AT 04:20:00 pm  
BOOK 02847  
START PAGE 0111  
END PAGE 0112  
INSTRUMENT # 57849

Excise Tax: \$-0-

Tax Lot No. Out of Parcel Identifier No. 16J040337, 16J040334, 16J040311  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Rebecca D Flowers 4880 NC 42 EAST CLAYTON NC 27527  
This instrument was prepared by Laura K. Howell (without title examination)

Brief Description for the index Common Open Space, North Farm, Section One

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made February 3, 2005, by and between

GRANTOR	GRANTEE
<p><b>DWF DEVELOPMENT, INC., a North Carolina Corporation</b></p>	<p><b>NORTH FARM COMMUNITY ASSOCIATION, INC., a North Carolina Non-Profit Corporation</b></p> <p>c/o Patricia S. Benson 4880 NC Highway 42 East Clayton, NC 27527</p>

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 that certain tract or parcel of land, designated as "100' Buffer/ Open Space", per plat of North Farm Subdivision, Section One, as recorded in Plat Book 65, Pages 355-56, 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 65, Pages 355-56.**

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 2004 ad valorem property taxes, not yet due and payable.**

**Subject to restrictive covenants for North Farm Subdivision, as recorded in Book 2799, Page 581, Johnston County Registry.**

**Subject to easements, setbacks and common areas as noted on said recorded plats 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.

**DWF DEVELOPMENT, INC.**

(Corporate Name)

By: Rebecca D. Flowers  
Rebecca D. Flowers

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

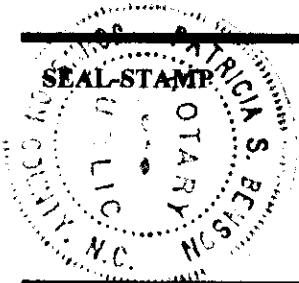
President

\_\_\_\_\_ (SEAL)

ATTEST:

\_\_\_\_\_ (SEAL)

Secretary (Corporate Seal)



NORTH CAROLINA, Johnston County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Rebecca D. Flowers, President of DWF Development, Inc., a North Carolina Corporation**, personally came before me this day and acknowledged the execution of the foregoing instrument, for and in behalf of said corporation. Witness my hand and official stamp or seal, this 7<sup>th</sup> day of February, 2005.

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

The foregoing Certificate(s) of \_\_\_\_\_

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.

\_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_  
COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.