

Prepared By & Mail To: Emery D. Ashley, Attorney

Brief Description for Index: Common Area/Open Space, 27.702 Acres

Excise Tax: \$0.00

Parcel ID: PT 16J04029D

NORTH CAROLINA

GENERAL WARRANTY DEED

JOHNSTON COUNTY

THIS GENERAL WARRANTY DEED, made this 27th day of October 2006, by
and between:

ROYAL FLUSH DEVELOPMENT, LLC

hereinafter referred to as GRANTOR; and

**LAKESIDE TOWNES AT PLANTATION POINTE HOMEOWNER'S ASSOCIATION,
INC.**

2378-H Hwy 42 West
Clayton, NC 27520

hereinafter referred to as GRANTEES,

WITNESSETH:

That Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration to them in hand paid, the receipt of which is hereby acknowledged, have and by these presents do hereby grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Wilders Township, Johnston County, North Carolina, more particularly described as follows:

**BEING All of that tract of land designated as COMMON AREA/OPEN SPACE
1206702 SF; 27.702 AC as shown as shown on plat recorded in Plat Book 69, page
163, Johnston County Registry.**

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

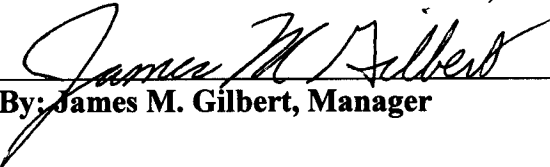
Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All easements, restrictions, and rights of way of record.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

ROYAL FLUSH DEVELOPMENT, LLC

 (SEAL)
By: **James M. Gilbert, Manager**

NORTH CAROLINA

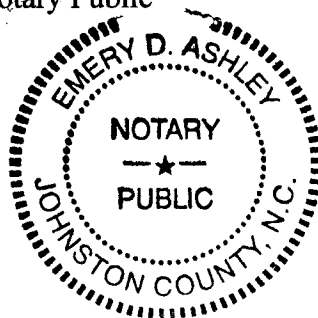
JOHNSTON COUNTY

I, **EMERY D. ASHLEY**, a notary public for the County of Johnston, State of North Carolina, certify that **JAMES M. GILBERT** personally came before me this day and acknowledged that he is **MANAGER** of **ROYAL FLUSH DEVELOPMENT, LLC**, and that he as **MANAGER**, being authorized to do so, execute the foregoing on behalf of **ROYAL FLUSH DEVELOPMENT, LLC**.

Witness my hand and seal, this 27th day of October 2006.


Notary Public

My Commission Expires:
NOVEMBER 5, 2010



(Official Seal)