

State of North Carolina, Johnston Co.
Filed for Registration at 10:40 A.M.
Feb 13 2001 in the
Register of Deeds Office
Recorded in Book 2017 Page 408
Cecil M. Messinger
Register of Deeds
By M. Marshall
Deputy

Excise Tax \$0.00

Recording Time, Book and Page

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

Mail after recording to Smith Debnam Narron Wyche Story & Myers, L.L.P.; P.O. Box 26268, Raleigh 27611
This instrument was prepared by Tracy T. Debnam (without title examination)

Brief Description for the index

Recreation Space, Plantation Point
Subdivision, Phase 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made February 9, 2001, by and between

GRANTOR

Royal Flush Development, LLC
4121 Lassiter Mill Road
Raleigh, NC 27609

GRANTEE

The Pointe at Flowers Plantation Homeowners Association,
Inc.
4121 Lassiter Mill Road
Raleigh, NC 27609

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

BEING all of that property containing 2.330 acres, more or less, designated as "Recreation Space" as shown on map and survey recorded in Book of Maps 57, Pages 183-184, 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 57, Pages 183-184.

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 easements and restrictions of record

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.

Royal Flush Development, LLC
(Corporate Name)

By: Kenneth Evans, Manager
Kenneth Evans, Manager

_____(SEAL)

_____(SEAL)

_____(SEAL)

_____(SEAL)

ATTEST:

Secretary (Corporate Seal)

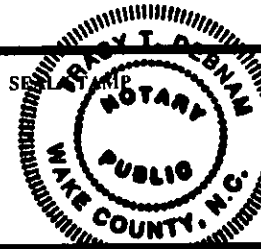
SEAL-STAMP

NORTH CAROLINA, Wake County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____

Notary Public



NORTH CAROLINA, Wake County.

I, the undersigned, a Notary Public for the state and county aforesaid, certify that Kenneth Evans personally came before me this day and acknowledged that he is a Manager of Royal Flush Development, LLC, a North Carolina limited liability company, and that he, as Manager by the authority duly given and as the act of the limited liability company, executed the foregoing on behalf of said company. Witness my hand and official stamp or seal, this 9th day of February, 2001.

My commission expires: 12/21/2002

Notary Public

[Signature]

The foregoing Certificate(s) of Tracy J. Delnam 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 Cecie M. Messinger REGISTER OF DEEDS FOR Johnston COUNTY
[Signature] Deputy/Assistant-Register of Deeds.