

8927

BOOK 1809 (PAGE 476

State of North Carolina, Johnston Co
Filed for Registration at 11:30 A. M.
March 26, 1999 in the
Register of Deeds Office
Recorded in Book 1809 Page 476
Phyllis N. Wall
Register of Deeds
By Peggy W. Ingram
Deputy

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. Out of 16K05014R
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Grantee

This instrument was prepared by Kirkland R. Odom, Jr. (No Title Examination)

Brief description for the Index

SEC TWO, COMMON AREA, THE GARDENS AT FLOWERS PLANTATION

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of March, 1999, by and between

GRANTOR

Neuse Park Development Co.,
LLC

GRANTEE

The Gardens at Flowers
Plantation Association,
Section Two, Inc.
11431 Hwy 70 West, Suite 308
Clayton, NC 27520

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 _____, _____ Township, _____ County, North Carolina and more particularly described as follows:

BEING all of the Common Open Space, containing 4.082 acres, more or less, as shown on map entitled The Gardens at Flowers Plantation, Section Two, recorded in Plat Book 52, page 238, Johnston County Registry.

The purpose of this conveyance is to transfer ownership of the common areas in The Gardens at Flowers Plantation, Section Two, as shown on map recorded in Plat Book 52, page 238, Johnston County Registry, to the Homeowners Association for said Section Two.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 52, Page 238

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:

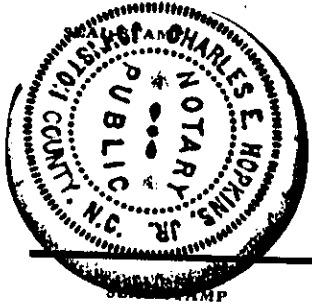
Easements and Restrictions of record.
1999 ad valorem taxes.

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.

.....
(Corporate Name)
By:
.....
President
ATTEST:
.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)
Neuse Park Development Co., LLC
George C. Schlecht
By: George C. Schlecht, Manager
.....(SEAL)
.....(SEAL)
.....(SEAL)



NORTH CAROLINA, Johnston County.
I, a Notary Public of the County and State aforesaid, certify that George C. Schlecht, Manager of Neuse Park Development Co., LLC Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26th day of March 1999.
My commission expires: 04-24-01
Charles E. Hopkins, Jr. Notary Public

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of *Charles E. Hopkins, Jr., 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.
Phyllis N. Wall
Reggie W. Ingram REGISTER OF DEEDS FOR *Johnston* COUNTY
By Deputy/Assistant - Register of Deeds

Pro Reg Stamp
200
800
-0-

