

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 16J04016T; 16J04021T; 16J04022L; 16J04023I; 16J04023T; 16J04026F; 16J04042L

Mail/Box to: Thomas S. Berkau, P.A., 212 Church Street, Smithfield, NC 27577

This instrument was prepared by: Thomas S. Berkau, Attorney

Brief description for the Index: Common Areas, Cottonfield Village S/D

THIS DEED made this 15th day of October, 2008, by and between

GRANTOR	GRANTEE
Roy Mike Giddens and wife, Clarisse W. Giddens	Cottonfield Village Homeowner's Association, Inc. c/o Kohn-Ell Association Management Services, LLC 205 West Millbrook Rd., Ste 210 Raleigh, NC 27609

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, 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 _____ n/a _____, Wilders Township, Johnston County, North Carolina and more particularly described as follows:

TRACT ONE: (Phase One Common Area)

BEING a tract of land containing 1.506 acres and designated as "Cottonfield Village, Phase One," as shown on plat prepared by True Line Surveying, P.C. entitled "Recombination Plat of Cottonfield Village, Phase One & Two," dated February 13, 2002 and recorded in Plat Book 59, pages 473-475, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase One. Also conveyed with the 1.506 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

LESS AND EXCEPT: Lots 1-10, Cottonfield Village, Phase One, as shown in Plat Book 59, page 473-475.

TRACT TWO: (Phase Two Common Area)

BEING a tract of land containing 2.103 acres and designated as "Cottonfield Village, Phase Two," as shown on plat prepared by True Line Surveying, P.C. entitled "Recombination Plat of Cottonfield Village, Phase One & Two," dated February 13, 2002 and recorded in Plat Book 59, pages 473-475, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase Two. Also conveyed with the 2.103 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

LESS AND EXCEPT: Lot 11-21, Cottonfield Village, Phase Two, as shown in Plat Book 59, pages 473-475.

TRACT THREE: (Phase Three Common Area)

BEING a tract of land containing 0.656 acres and designated as "Open Space" as shown on plat prepared by True Line Surveying, P.C. entitled "Subdivision Plat of Cottonfield Village, Phase Three," dated May 2, 2002 and

recorded in Plat Book 60, page 259, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase Three. Also conveyed with the 0.656 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

TRACT FOUR: (Phase Four Common Area)

BEING a tract of land containing 7.101 acres as shown on plat prepared by True Line Surveying, P.C. entitled "Subdivision Plat of Cottonfield Village, Phase Four," and recorded in Plat Book 61, pages 88-89, Johnston County Registry, and plat prepared by True Line Surveying, P.C. entitled "Easement Plat of Cottonfield Village, Phase Four, and recorded in Plat Book 61, pages 449-450, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase Four. Also conveyed with the 7.101 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

TRACT FIVE: (Phase Five Common Area)

BEING a tract of land containing 4.266 acres as shown on plat prepared by True Line Surveying, P.C. entitled "Subdivision Plat of Cottonfield Village, Phase Five," and recorded in Plat Book 64, pages 139-140, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase Five. Also conveyed with the 4.266 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

TRACT SIX: (Phase Six Common Area)

BEING a tract of land containing 4.344 acres as shown on plat prepared by True Line Surveying, P.C. entitled "Subdivision Plat of Cottonfield Village, Phase Six," and recorded in Plat Book 69, pages 34-35, Johnston County Registry, which area shall be the Common Area (designated as Open Space on plat) for Phase Six. Also conveyed with the 4.344 acre tract is a landscape, maintenance, drainage and utility easement across all areas as shown on the above plat.

TRACT SEVEN: (Remaining Acreage)

BEING a tract of land containing 62.500 acres, more or less, as shown on plat prepared by True Line Surveying, P.C. entitled "Boundary Plat for Roy Mike Giddens of Cottonfield Village," and recorded in Plat Book 57, page 166, Johnston County Registry, which includes all six tracts of Common Area (open space) above.

LESS AND EXCEPT:

Parcel One: Lots 1-10, Cottonfield Village, Phase One, as shown on plat recorded in Plat Book 59, pages 473-475, Johnston County Registry.

Parcel Two: Lots 11-21, Cottonfield Village, Phase Two, as shown on plat recorded in Plat Book 59, pages 473-475, Johnston County Registry.

Parcel Three: Lots 22-25, Cottonfield Village, Phase Three, as shown on plat recorded in Plat Book 60, page 259, Johnston County Registry.

Parcel Four: Lots 26-50, Cottonfield Village, Phase Four, as shown on plat recorded in Plat Book 61, pages 88-89 and Plat Book 61, pages 449-450, Johnston County Registry. Lots 40 and 41, Cottonfield Village, Phase Four, as shown on plat entitled "Recombination Plat of Lots 40 & 41, Cottonfield Village Phase Four, and recorded in Plat Book 65, page 41. Lots 44, 45 & 46, Cottonfield Village, Phase Four, as shown on plat entitled "Recombination Plat of Lots 44-46, Cottonfield Village, recorded in Plat Book 67, page 211.

Parcel Five: Lots 51-88, Cottonfield Village, Phase Five, as shown on plat recorded in Plat Book 64, pages 139-140, Johnston County Registry.

Parcel Six: Lots 89-125, Cottonfield Village, Phase Six, as shown on plat recorded in Plat Book 69, pages 34-35, Johnston County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1995, page 533, Johnston County Registry.

A map showing the above described property is recorded in Plat Book 57, page 166; Plat Book 59, pages 473-475; Plat Book 60, page 259; Plat Book 61, pages 88-89; Plat Book 61, pages 449-450; Plat Book 65, page 41; Plat Book 67, page 211; Plat Book 64, pages 139-140; and Plat Book 69, pages 34-35.

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, other than the following exceptions:

Rights of way, utility easements, and restrictions of record; Restrictive Covenants recorded in Book 2193, page 564; Book 2249, page 402; Book 2297, page 101; Book 2688, page 029 and Book 3211, page 399.

2008 ad valorem property taxes.

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

Roy Mike Giddens (SEAL)
Roy Mike Giddens

Clarisse W. Giddens (SEAL)
Clarisse W. Giddens

State of North Carolina – County of Johnston

I, the undersigned Notary Public of the County and State aforesaid, certify that Roy Mike Giddens and Clarisse W. Giddens personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial stamp or seal, this 15th day of October, 2008.

My Commission Expires: 5/19/2012

Betty S Stevens
Notary Public

