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

Brief Description for Index: Open Space-Plantation Pointe-Phase Four A & B

Excise Tax: **\$0.00**

Parcel ID: **16J04034Q; 16J04034R; 16J04034S**

NORTH CAROLINA

GENERAL WARRANTY DEED

JOHNSTON COUNTY

THIS GENERAL WARRANTY DEED, made this 28th day of January 2008, by
and between:

ROYAL FLUSH DEVELOPMENT, LLC

hereinafter referred to as GRANTOR; and

THE POINTE AT FLOWER'S PLANTATION HOMEOWNERS ASSOCIATION, INC.

205 West Millbrook Road; Suite 210
Raleigh, NC 27609

hereinafter referred to as GRANTEE,

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, has and by these presents does 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:

SEE EXHIBIT A

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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.

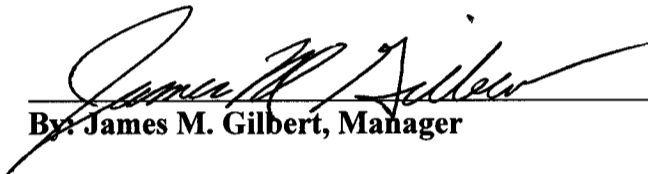
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever 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 caused this instrument to be signed in its corporate name by its duly authorized officers or officer and, if required, its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.


ROYAL FLUSH DEVELOPMENT, LLC

 (SEAL)
By: James M. Gilbert, Manager

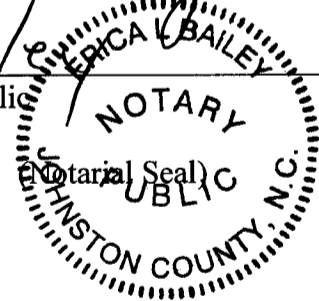
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, Erica L. Bailey, a Notary Public in and for the County and State aforesaid do hereby certify that **JAMES M. GILBERT** personally came before me this day and acknowledged that he is the Manager of **ROYAL FLUSH DEVELOPMENT**, and that he as Manager, being authorized to do so, execute the foregoing on behalf of the **ROYAL FLUSH DEVELOPMENT**.

WITNESS my hand and notarial seal, this 28th day of January 2008.


Signature of Notary Public

Erica L. Bailey
Printed Name of Notary Public



My Commission Expires:

March 19, 2011

EXHIBIT A

PARCEL ONE:

Parcel ID:16J04034Q

BEING ALL of that tract of land designated as a one hundred foot (100') LANDSCAPE BUFFER & OPEN SPACE containing 60124 SF; 1.380 AC as shown on plat recorded in Plat Book 66, page 252, Johnston County Registry.

PARCEL TWO:

Parcel ID: 16J04034R

BEING ALL of that tract of land designated as a one hundred foot (100') LANDSCAPE BUFFER & OPEN SPACE containing 41532 SF; 0.953 AC as shown on plat recorded in Plat Book 66, page 251, Johnston County Registry.

PARCEL THREE:

Parcel ID: 16J04049S

BEING ALL of that tract of land designated as a one hundred foot (100') LANDSCAPE BUFFER & OPEN SPACE 38853 SF; 0.892 AC as shown on plat recorded in Plat Book 68, page 271, Johnston County Registry.