

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax -\$0-

Parcel ID #s – 16J04065H & 16J04029D

Deed prepared by: Jennifer D. Scott, Esqx. SHIPMAN & WRIGHT, LLP
575 Military Cutoff Rd. Wilmington, NC 28405

Mail after recording to: Grantee

THIS DEED made this 18 day of May 2017, by and between

GRANTOR:

AMARETTO, LLC
(A North Carolina Limited Liability Company)
3434 Kildaire Farm Rd. Ste. 135
Cary, NC 27518
and

GRANTEE:

LAKESIDE AT FLOWERS PLANTATION
HOMEOWNER'S ASSOCIATION, INC.
c/o Michael Ellis, Property Manager
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, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situate in, Johnston County, North Carolina and more particularly described as follows:

Being all of the common areas and rights of way within the community known as Lakeside Townes a/k/a Lakeside Townes at Plantation Pointe and/or the Meadows at Lakeside Townes as the same are depicted and described on the Plats of the property recorded at Book 80, Page 309-313.

The property hereinabove described was acquired by Grantor by instruments recorded in: **Book 4486, Page 123**, Johnston County Registry.

The purpose of this deed is for the Grantor to relinquish all its right, title and interest to the common areas pursuant to a turnover of control to the Grantee Association and is made with this NOTICE OF TERMINATION OF CLASS B MEMBERSHIP INTERESTS pursuant to the Declaration of Covenants, Conditions, and Restrictions For Lakeside Townes at Plantation Point recorded in Deed Book 3224, Page 934, Johnston County Registry and pursuant to the Declaration of Covenants, Conditions, and Restrictions for The Meadows at Lakeside Townes recorded at Book 3814, Page 812, Johnston County Registry.

The property conveyed herein does not include the primary residence of the Grantor.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the following exceptions:

- 1.) Easements, Rights-of-Way and Restrictions of record.
- 2.) All matters depicted on the Plats of the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized Manager, this the day and year first above written.

AMARETTO, LLC

By: Rex B. Vick, Jr. (SEAL)
Rex B. Vick, Jr., Manager

NORTH CAROLINA, Chatham COUNTY:

I, Jennifer D. Scott, a Notary Public of the County and State aforesaid do hereby certify that **REX B. VICK, JR.**, Manager for AMARETTO, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company for the purposes therein expressed.

Witness my hand and official stamp or seal, this 1 day of May, 2017.
My commission expires: 4/6/18, Jennifer D. Scott, Notary Public

