

JOHNSTON COUNTY NC 10/18/1999
\$3780.00
STATE OF NORTH CAROLINA Real Estate Excise Tax

State of North Carolina, Johnston Co
Filed for Registration at 4:55 P.M.
Oct. 18, 1999 in the
Register of Deeds Office
Recorded in Book 1878 Page 444
Phyllis N. Wall
Register of Deeds

By Peggy W. Ingram
Deputy

Excise Tax \$3,780.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. ALL OF 16K05018 and PART OF 16J04014
Verified by _____ County on the _____ day of _____, 19____

by _____

Mail after recording to NARRON, O'HALE & WHITTINGTON, P.A.

P. O. Box 1567, Smithfield, NC 27577

This instrument was prepared by James W. Narron [NO TITLE EXAMINATION]

Brief description for the Index 206.53 acres, Wilders Twp

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of October 1999, by and between

GRANTOR

Rebecca Dell Flowers [freetrader pursuant to Agreement dated JUNE 2nd, 1999, a Memorandum of which is recorded in Book 1851, page 194, Johnston County Registry]

GRANTEE

Royal Flush Development Co., LLC
2378-H NC Highway 42 West
Clayton, NC 27520

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

BEING all of that 206.53 acres as shown on plat recorded in Plat Book 55, page 92, Johnston County Registry, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 1655, PAGE 361, JOHNSTON COUNTY REGISTRY

A map showing the above described property is recorded in Plat Book 55, page 92.

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:

- (a) Subject to Restrictive Covenants of record for Flowers Plantation, as set forth on Exhibit B.
- (b) Subject to easements and restrictions of record.
- (c) The land use residential density for subject tract shall be 413 units.
- (d) No Tobacco Allotment is transferred with this conveyance.
- (e) The "Open Space" (roads, ponds, etc.) shall total at least 16% of the development and recorded plans.
- (f) Subject to architectural approval of overall sketch plan.

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.

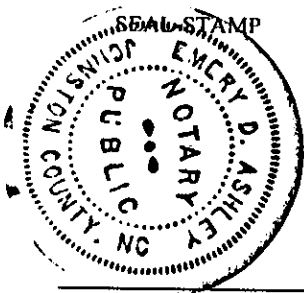
(Corporate Name) Rebecca Dell Flowers (SEAL)
Rebecca Dell Flowers [freetrader]

By: _____ (SEAL)

President

ATTEST: _____ (SEAL)

Secretary (Corporate Seal)



NORTH CAROLINA, JOHNSTON County.
I, a Notary Public of the County and State aforesaid, certify that REBECCA DELL FLOWERS
[freetrader pursuant to Agreement dated 06-02-99, a Memorandum of which is recorded in Book
1851, page 194, Johnston County Registry], Grantor, personally appeared before me this
day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 18th day of October, 19 99.
My commission expires: 11-05-2000 _____ Notary Public

SEAL-STAMP

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.
My Commission expires: _____ Notary Public

The foregoing certificate(s) of Emery D. Ashley, 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 REGISTER OF DEEDS FOR Johnston COUNTY
By Reggie W. Ingram Deputy/Assistant Register of Deeds
Pro Reg. \$ 2.00
Stamp \$ 70.00
Stamp \$ 378.00

EXHIBIT "B"

EXCEPTIONS

1. Restrictive Covenants and easements contained therein recorded in Book 1615, Pages 601 and 609, as amended in Book 1657, Page 337, as supplemented in Book 1658, Page 90 and in Book 1859, Page 843, Johnston County Registry.
2. Development Agreement for Flowers Plantation recorded in Book 1615, Page 601, as amended in Book 1657, Page 335, Johnston County Registry.
3. Wastewater Utility easement recorded in Book 1829, Page 509, Johnston County Registry.
4. Water Utility easement recorded in Book 1829, Page 516, Johnston County Registry.
5. Ad valorem property taxes for 2000 and subsequent years.
6. Public and utility easements and rights of way affecting said title, including easements to Carolina Power & Light Company and to Carolina Telephone & Telegraph Company as set forth in the Johnston County Registry.