

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax (Revenue Stamps): None Real Estate ID #: 16K05088B, 16K05083A
The property herein conveyed is *not* Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC [TC] *TC*

Brief description for the Index: Common Elements, Sweetgrass at Flowers Plantation

THIS DEED is made as of the 4th day of February, 2017, by and between:

GRANTOR	GRANTEE
DWF DEVELOPMENT, INC., a North Carolina corporation, <u>Grantor's Address</u> 120 Flowers Parkway Clayton, NC 27527	SWEETGRASS AT FLOWERS PLANTATION HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation <u>Grantee's Address</u> 205 W. Millbrook Road, 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 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 those certain lots or parcels of land situated in the Wilders Township, Johnston County, North Carolina and more particularly described as follows:

See EXHIBIT A attached

The property herein described was acquired by Grantor by instrument recorded in Book 4558, Page 867, Johnston County Registry.

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 unlawful claims of all persons whomsoever. Title to the property hereinabove described is subject to the following Permitted Exceptions:

- 1) The lien of *ad valorem* real property taxes for the year in which closing occurs and for subsequent years.
- 2) Easements, covenants, conditions, restrictions and other matters of record affecting the property.

IN WITNESS WHEREOF, Grantor has executed the foregoing General Warranty Deed by authority duly given, as of the day and year first above written.

DWF Development, Inc.

Rebecca D. Flowers, President, by
 By: *M. Reid Stephenson as her Attorney-in-fact* (Seal)
 Rebecca D. Flowers, President, by M. Reid Stephenson as her Attorney-in-fact

STATE OF NORTH CAROLINA - Johnston COUNTY:

I certify that the following person personally appeared before me this day and acknowledged to me that she signed the foregoing document for the purposes stated therein and in the capacity indicated: M. Reid Stephenson, Attorney-in-fact for Rebecca D. Flowers, President

Date: 2/14/17

(Stamp or Seal)

Teresa O'Hara
Notary Public
Johnston County, NC
My Commission Expires <u>9/2/2018</u>

Teresa O'Hara
Signature of Notary

Printed Name: Teresa O'Hara

My commission expires: 9/2/2018

EXHIBIT A

Lying and being in the Wilders Township, Johnston County, North Carolina, and being more particularly described as follows:

Parcel ID #16K05088B: All of the real property shown and designated as "Portion of DB 4558 PG 867 (5,439 SF/0.125 AC) Area Maintained by HOA" on the map entitled "Recombination Plat of Lots 5-10 Sweetgrass at Flowers Plantation", recorded in Plat Book 82, Pages 25-26 (26), Johnston County Registry, containing approximately 0.125 acres.

Parcel ID #16K05083A: All of the real property shown and designated as "Area to be Maintained by Foundation" on the map entitled "Subdivision Plat of Sweetgrass at Flowers Plantation", recorded in Plat Book 81, Pages 131-132 (132), Johnston County Registry, *less and except* all of Lots 5-10, inclusive, and all of the real property identified above known as Parcel ID#16K05088B, recorded in Plat Book 82, Pages 25-26 (26), Johnston County Registry, containing approximately 0.87 acres.

Grantor reserves, for itself and its successors and assigns, for a period of ten (10) years from the date of recording of this conveyance, an easement over, under and across the property herein conveyed (such property being hereinafter referred to as the "Common Area"), for the purpose of access to, from, through, over and across the Common Area and for such use or uses as Grantor may make of the Common Area during the term of this easement including, without limitation, the right to remove any vegetation from, grade or otherwise modify the topography of, and deposit, place and store soil and other materials on the Common Area.

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