

NORTH CAROLINA NON WARRANTY DEED

Excise Stamps: \$0.00

Parcel #: part of 16K05026

The property herein conveyed is not the Grantors' primary residence. (NCGS 105-317.2)

After recording, MAIL TO GRANTEE

This instrument was prepared by: The Banks Law Firm, PA (RHH) (No title search performed)

Brief description for the Index: Common Open Space, Sweetgrass

THIS DEED is made this 22nd day of May, 2017, by and between

GRANTOR	GRANTEE
<p>REBECCA D. FLOWERS, a free trader pursuant to Prenuptial Agreement dated June 2, 1999, a Memorandum of which is recorded in Deed Book 1851, Page 194, Johnston County Registry</p>	<p>SWEETGRASS AT FLOWERS PLANTATION HOMEOWNERS ASSOCIATION, INC., a North Carolina non-profit corporation</p>
<p>Grantor's Address: 120 Flowers Pkwy Clayton, NC 27527</p>	<p>Grantee's Address: 205 W. Millbrook Rd., Ste 210 Raleigh, NC 27609</p>

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

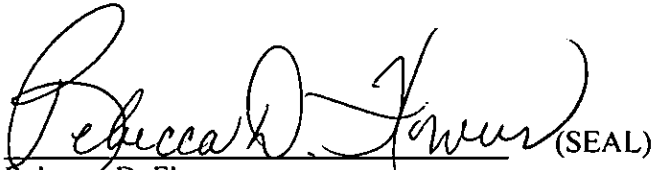
All of that tract or parcel of land identified as "Area Maintained by HOA", containing 6,312 square feet or 0.145 acres, as shown on a plat entitled "Recombination Plat of Sweetgrass at Flowers Plantation" recorded in Plat Book 84, Pages 463-464, Johnston County Registry, to which plat reference is hereby made for a more particular description.

The property herein described was acquired by Grantor by instrument recorded in Book 1789, Page 784, 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.

Grantor makes no warranty as to title to the property described herein.

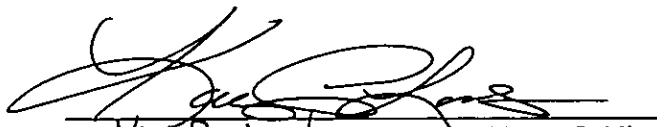
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, as of the day and year first above written.

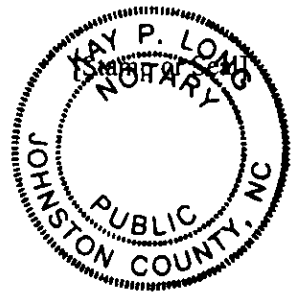

Rebecca D. Flowers (SEAL)

STATE OF NORTH CAROLINA -- Johnston COUNTY:

I, the undersigned, a Notary Public of the State aforesaid, certify that **Rebecca D. Flowers** personally came before me this day and, being duly authorized to do so, acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 22nd day of May, 2017.


KAY P. LONG Notary Public
(Print Name)
My commission expires: 2/28/18





LINE	BEARING	DISTANCE
L1	S 87° 15' 00" W	40.00
L2	S 87° 15' 00" W	40.00
L3	N 02° 45' 00" E	11.37
L4	N 02° 45' 00" E	28.50
L5	S 87° 15' 00" W	40.00
L6	S 87° 15' 00" W	40.00
L7	N 02° 45' 00" E	11.37
L8	N 02° 45' 00" E	28.50
L9	S 87° 15' 00" W	40.00
L10	S 87° 15' 00" W	40.00
L11	N 02° 45' 00" E	11.37
L12	N 02° 45' 00" E	28.50
L13	S 87° 15' 00" W	40.00
L14	S 87° 15' 00" W	40.00
L15	N 02° 45' 00" E	11.37
L16	N 02° 45' 00" E	28.50
L17	S 87° 15' 00" W	40.00
L18	S 87° 15' 00" W	40.00
L19	N 02° 45' 00" E	11.37
L20	N 02° 45' 00" E	28.50
L21	S 87° 15' 00" W	40.00
L22	S 87° 15' 00" W	40.00
L23	N 02° 45' 00" E	11.37
L24	N 02° 45' 00" E	28.50
L25	S 87° 15' 00" W	40.00
L26	S 87° 15' 00" W	40.00
L27	N 02° 45' 00" E	11.37
L28	N 02° 45' 00" E	28.50
L29	S 87° 15' 00" W	40.00
L30	S 87° 15' 00" W	40.00
L31	N 02° 45' 00" E	11.37
L32	N 02° 45' 00" E	28.50
L33	S 87° 15' 00" W	40.00
L34	S 87° 15' 00" W	40.00
L35	N 02° 45' 00" E	11.37
L36	N 02° 45' 00" E	28.50
L37	S 87° 15' 00" W	40.00
L38	S 87° 15' 00" W	40.00
L39	N 02° 45' 00" E	11.37
L40	N 02° 45' 00" E	28.50
L41	S 87° 15' 00" W	40.00
L42	S 87° 15' 00" W	40.00
L43	N 02° 45' 00" E	11.37
L44	N 02° 45' 00" E	28.50
L45	S 87° 15' 00" W	40.00
L46	S 87° 15' 00" W	40.00
L47	N 02° 45' 00" E	11.37
L48	N 02° 45' 00" E	28.50
L49	S 87° 15' 00" W	40.00
L50	S 87° 15' 00" W	40.00
L51	N 02° 45' 00" E	11.37
L52	N 02° 45' 00" E	28.50
L53	S 87° 15' 00" W	40.00
L54	S 87° 15' 00" W	40.00
L55	N 02° 45' 00" E	11.37
L56	N 02° 45' 00" E	28.50
L57	S 87° 15' 00" W	40.00
L58	S 87° 15' 00" W	40.00
L59	N 02° 45' 00" E	11.37
L60	N 02° 45' 00" E	28.50
L61	S 87° 15' 00" W	40.00
L62	S 87° 15' 00" W	40.00
L63	N 02° 45' 00" E	11.37
L64	N 02° 45' 00" E	28.50
L65	S 87° 15' 00" W	40.00
L66	S 87° 15' 00" W	40.00
L67	N 02° 45' 00" E	11.37
L68	N 02° 45' 00" E	28.50
L69	S 87° 15' 00" W	40.00
L70	S 87° 15' 00" W	40.00
L71	N 02° 45' 00" E	11.37
L72	N 02° 45' 00" E	28.50
L73	S 87° 15' 00" W	40.00
L74	S 87° 15' 00" W	40.00
L75	N 02° 45' 00" E	11.37
L76	N 02° 45' 00" E	28.50
L77	S 87° 15' 00" W	40.00
L78	S 87° 15' 00" W	40.00
L79	N 02° 45' 00" E	11.37
L80	N 02° 45' 00" E	28.50
L81	S 87° 15' 00" W	40.00
L82	S 87° 15' 00" W	40.00
L83	N 02° 45' 00" E	11.37
L84	N 02° 45' 00" E	28.50
L85	S 87° 15' 00" W	40.00
L86	S 87° 15' 00" W	40.00
L87	N 02° 45' 00" E	11.37
L88	N 02° 45' 00" E	28.50
L89	S 87° 15' 00" W	40.00
L90	S 87° 15' 00" W	40.00
L91	N 02° 45' 00" E	11.37
L92	N 02° 45' 00" E	28.50
L93	S 87° 15' 00" W	40.00
L94	S 87° 15' 00" W	40.00
L95	N 02° 45' 00" E	11.37
L96	N 02° 45' 00" E	28.50
L97	S 87° 15' 00" W	40.00
L98	S 87° 15' 00" W	40.00
L99	N 02° 45' 00" E	11.37
L100	N 02° 45' 00" E	28.50

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATION

OWNER: ONE DEVELOPMENT
 4800 NC HWY 52, EAST
 CARRBORO, NC 27521

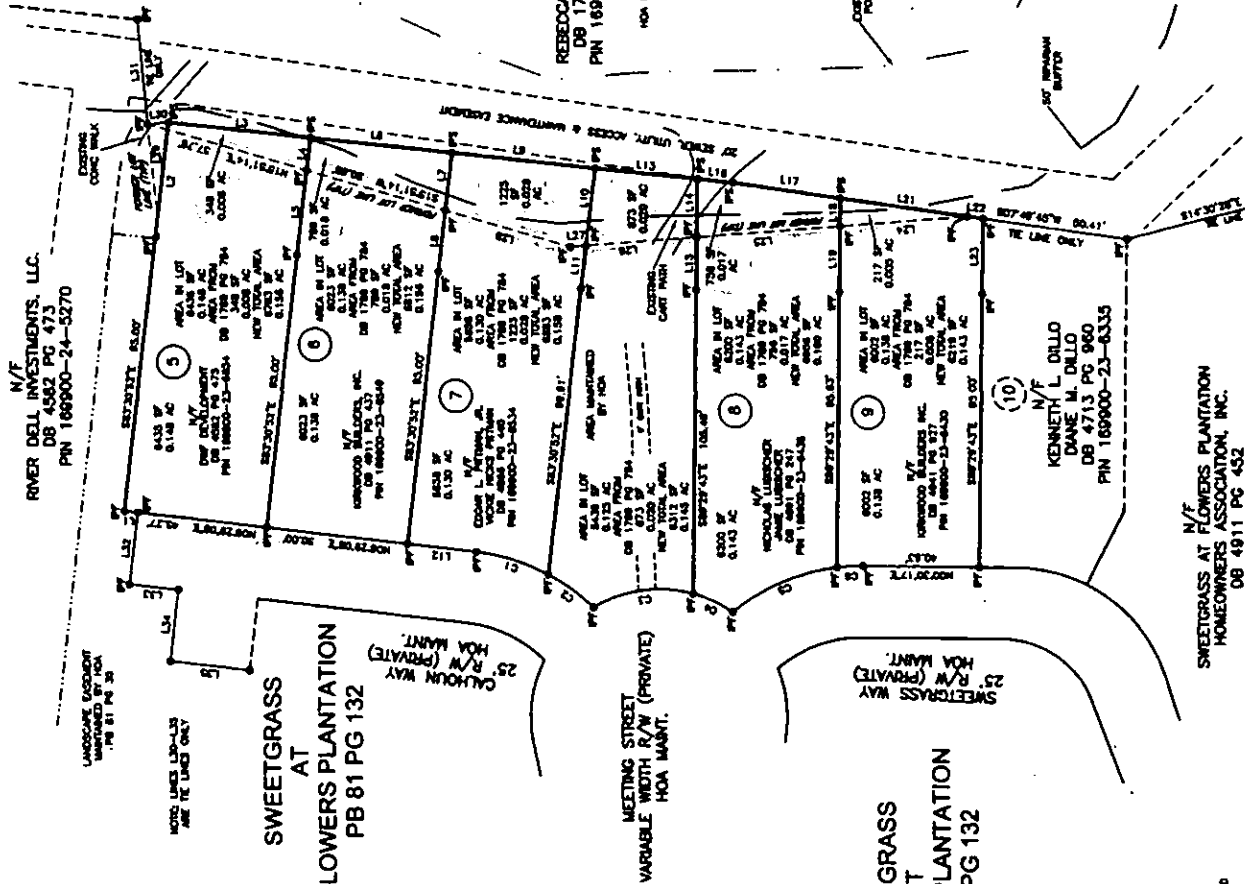
RECOMMENDATION PLUS
 OF

**LOTS 5-9
 SWEETGRASS
 AT
 FLOWERS PLANTATION**
 WILDERS TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 APRIL 28, 2017
 SHEET 2 OF 2

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 358-0427
 FAX: (919) 358-0428
 www.truelinesurveying.com

DATE	01/10/18
BY	DL
PROJECT NO.	171204
OWNER	C. LARK - PL3
PROJECT NAME	LOTS 5-9 HOMEOWNERS ASSOCIATION
DATE OF SURVEY	4/18/17
SCALE	AS SHOWN

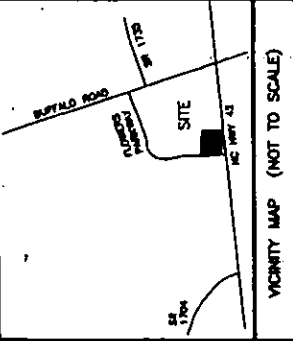


N/F
 RIVER DELL INVESTMENTS, LLC.
 DB 4562 PG 473
 PIN 169900-24-5270

N/F
 REBECCA D. FLOWERS
 DB 1789 PG 784
 PIN 169900-23-8331

N/F
 KENNETH L. DILLO
 DIANE M. DILLO
 DB 4713 PG 960
 PIN 169900-23-8335

N/F
 SWEETGRASS AT FLOWERS PLANTATION
 HOMEOWNERS ASSOCIATION, INC.
 DB 4911 PG 452
 PIN 169900-23-4255
 AREA MENTIONED BY FOUNDATION



VICINITY MAP (NOT TO SCALE)

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PREPARED FOR REGISTRATION AND RECORDING THIS DATE 04/28/2017 BY

DL

DATE OF DEED 04/28/2017

REGISTERED IN PB 24 PG 4044

SWEETGRASS
 AT
 FLOWERS PLANTATION
 PB 81 PG 132

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE INSTRUMENT THEREON, INCLUDING THE CALCULATION OF THE AREA OF THE LAND DESCRIBED IN THIS INSTRUMENT, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAID CALCULATION IS CORRECT AND ACCURATE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT CLAYTON, NORTH CAROLINA, THIS 28th DAY OF APRIL, A.D. 2017.

DL

LOUISE MARSH