

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$0.00

Real Estate ID #: 16K05024
16K05101T

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 (without title examination or tax advice) (bg) **Kelly Gold**

Brief description for the Index: Common Area, Trillium, Phase 4

THIS DEED is made this the 25 day of October, 2017, by and between:

GRANTOR	GRANTEE
<p>DWF DEVELOPMENT, INC., a North Carolina corporation</p>	<p>TRILLIUM AT FLOWERS PLANTATION HOMEOWNERS ASSOCIATION, INC. a North Carolina non-profit corporation</p>
<p><u>Grantor's Address</u> 4880 NC Highway 42 E Clayton, NC 27527</p>	<p><u>Grantee's Address</u> c/o Kohn-Ell Association Management Services, LLC 442 C East Main Street Clayton, NC 27520</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 no consideration and as a gift, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain parcels of land situated in Wilder Township, Johnston County, North Carolina, and more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple forever.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 4258, Page 40, Johnston County Registry.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements of record affecting the property.
- 3) Restrictive covenants of record affecting the property.

Grantor further represents and warrants to Grantee that the person signing this Deed is the Divisional President of Grantor and that he has all necessary power and authority to sign this Deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name, effective as of the day and year set forth in the notary acknowledgment below.

DWF DEVELOPMENT, INC., a North Carolina corporation

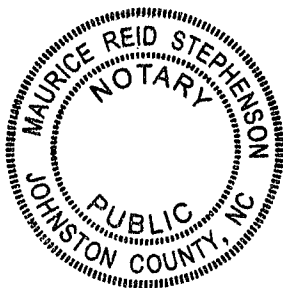
By: Rebecca D. Flowers (Seal)
 Name: Rebecca D. Flowers
 Title: President

State of North Carolina – County of Johnston:

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Rebecca D. Flowers** personally came before me this day and, being by me duly sworn, acknowledged that she is President of **DWF DEVELOPMENT, INC.**, a North Carolina corporation, and that she executed the foregoing Deed for and on behalf of and as an act of **DWF DEVELOPMENT, INC.**

Witness my hand and official stamp or seal, this 25th day of October, 2017.

(Stamp or Seal)



Maurice Reid Stephenson
 Notary Public
 Printed Name: Maurice REID Stephenson

My Commission Expires: 9/30/2022

EXHIBIT A

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

Parcel 1: REID #: 16K05024

All of the property identified and described as "Area Reserved for Open Space, 59853 SF, 1.374 AC" on the maps entitled "Trillium Phase Four at Flowers Plantation", recorded in **Plat Book 85, Pages 223-225**, Johnston County Registry, to which maps reference is made for a more particular description.

Parcel 2: REID #: 16K05101T

All of the property identified and described as "Area Reserved for Open Space, 22768 SF, 0.523 AC" on the maps entitled "Trillium Phase Four at Flowers Plantation", recorded in **Plat Book 85, Pages 223-225**, Johnston County Registry, to which maps reference is made for a more particular description.