

NON-WARRANTY DEED

Excise Tax: \$ None

Tax Parcel ID No. includes REID 16k05024 and 16K05101T (if applicable – since non-warranty deed)

Verified by Johnston County

on the ____ day of November, 2017 By: _____

Mail/Box to: Preparer _____

This instrument was prepared by: St. Amand & Efird, PLLC, 3315 Springbank Lane, Ste. 308, Charlotte NC 28226
WITHOUT THE BENEFIT OF A TITLE SEARCH **Matt Amand**

Brief description for the Index: Common Area – Trillium at Flowers Plantation Subdivision

THIS DEED, made this the 1st day of November, 2017, by and between

GRANTOR: CALATLANTIC GROUP, INC., a Delaware corporation and successor by merger to The Ryland Group, Inc., whose mailing address is 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27650 (“Grantor”) and

GRANTEE: TRILLIUM AT FLOWERS PLANTATION HOMEOWNERS ASSOCIATION, Inc., a North Carolina nonprofit corporation, whose mailing address for purposes hereof is c/o Kohn-ELL Association Management Services, LLC 442 C East Main Street, Clayton, NC 27520 (“Grantee”).

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in County of Johnston, State of North Carolina, more particularly described as follows:

BEING all of those common areas and all other portions of the real property shown on the below described plats, EXCEPT FOR AND EXPRESSLY NOT INCLUDING ANY NUMBERED RESIDENTIAL LOTS SHOWN ON THE SAME, which conveyance property includes without limitation those areas on the plats identified as numbered or unnumbered “COS” or “COS Buffer” along with all roads/rights of way identified as public right of way or otherwise described/indicated on the plats as having been dedicated for public maintenance; the plats to which the foregoing applies are those Plats of Trillium at Flowers Plantation, recorded in the Johnston County Register of Deeds at: Plat Book 80, Pages 348-349, Plat Book 81, Pages 37-38, Plat Book 81, Pages 203-204, Plat Book 83, Pages 232-233, Plat Book 85, Pages 223-225, , Plat Book 81, Pages 37-38,.

NOTE: No title search was requested of or performed by drafter.

Said property having been previously conveyed to Grantor, if at all, by instrument(s) recorded in Book _____, Page _____,

Revised December 17, 2009

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.

and being reflected on plat(s) recorded in ____NA_____, Johnston County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[Signature Page(s) to Follow]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CalAtlantic Group, Inc., a Delaware corporation
(Entity Name)

By: [Signature] (SEAL)

Print name & Title: TROY J. GEORGE
DIVISION PRESIDENT

State of North Carolina
 County of Wake

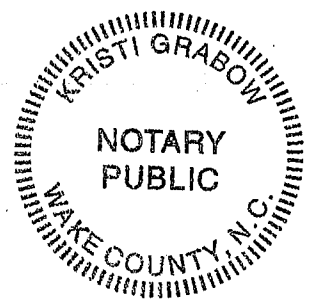
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Troy J. George - Division President
 (insert name of person signing.)

Date: 10/30/17

[Signature]
Kristi Grabow Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
9/10/2021

(Official/Notarial Seal)



IN WITNESS WHEREOF, For Avoidance of Doubt, Grantee duly accepts the conveyance herein as of the day and year indicated below.

TRILLIUM AT FLOWERS PLANTATION HOMEOWNERS ASSOCIATION, Inc., a North Carolina nonprofit corporation

By: *Reid Stephenson* (SEAL)

Print name & Title: President or Vice President _____

State of North Carolina
County of Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Reid Stephenson
(insert name of person signing.)

Date: 10/31/2017

Karen J Rankin
Karen J. Rankin Notary Public
Notary's Printed or Typed Name

My Commission Expires:
June 8, 2021

(Official/Notarial Seal)

KAREN J RANKIN
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 6/8/2021