

Prepared by: Jeff Keeter
Block, Crouch, Keeter, Behm & Sayed, LLP
P.O. Box 4
Wilmington, NC 28402

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 6 day of January ~~December~~ ²⁰2019, by and between STJ DEVELOPMENTS, LLC, a North Carolina limited liability company with an office and place of business in Brunswick County, North Carolina, party of the first part, hereinafter referred to as "Developer", and BRUNSWICK COUNTY, a governmental entity created and existing under the laws of the State of North Carolina, party of the second part, hereinafter referred to as Grantee; whose mailing address is PO Box 249, Bolivia, NC 28422.

WITNESSETH:

THAT WHEREAS Developer is the owner and developer of certain tracts or parcels of land located in Brunswick County, North Carolina, known as St. James Plantation, being a portion of the property described in the Deed recorded in Book 4131, Page 210, Brunswick County Registry and being that certain parcel described as "Tract A", on that plat map entitled "Exempt Subdivision, Tract A, B & C, Town of St. James, Lockwood Folly Township, Brunswick County, NC" prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 110 at Page 27 in the office of the Register of Deeds of Brunswick County; and

AND WHEREAS Developer has caused to be installed water distribution lines and sewer lines under and along the road right-of-way hereinafter described and referenced;

AND WHEREAS Developer wishes to obtain water and sewer from Grantee for the property and to make water and sewer from Grantee's system available to individual owners

AND WHEREAS Grantee has adopted through appropriate resolution stated policy regarding water distribution and sewer systems under the terms of which, among other things, in order to obtain water and sewer for said subdivision Developer must convey title to the water and sewer distribution system to Grantee through an instrument of dedication acceptable to Grantee.

NOW, THEREFORE, Developer, in consideration of Grantee accepting said water and sewer lines and making water and sewer available to said subdivision, has conveyed and by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

Being the water and sewer lines located in that area described as Harpers Way a 45' Private ROW, and Gardenia Lane and Canary Lane a 35' Private ROW as depicted on that plat entitled "CM-4 – Phase 1, The Towns at St James Plantation, Lockwood Folly Township, Brunswick County, NC" prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 118 at Pages 90-92, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD said water and sewer lines and equipment above described above together with the privileges and appurtenances thereto belonging to Grantee forever.

Developer hereby grants to Grantee a non-exclusive easement over, along, and upon the entire streets and cul-de-sacs depicted on the maps and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair, and upkeep of the water and sewer distribution systems located therein and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developer, its successors and assigns, equal rights of easement and easements over, in, along, and upon said streets and cul-de-sacs for the purposes of installing and maintaining such other utilities as may be required for the development of said subdivision, including, but not limited to, electric, gas, telephone, cable, and sewer.

And Developer does hereby covenant that it is seized of said water and sewer lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

And Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects, and conform to as-built drawings. Developer warrants said system for a period of one (1) year from the date of recording this Deed of Dedication in the office of the Brunswick County Register of Deeds.

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed the day and year first above written.

STJ DEVELOPMENTS, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
PJ Kelly, Vice President

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

I, a Notary Public of the State and County aforesaid, do hereby certify that on this 6
day of January, 2019³⁰ personally appeared before me PJ Kelly, Vice President of
STJ DEVELOPMENTS, LLC, a North Carolina limited liability company

X personally known to me;
_____ proved to me by satisfactory evidence;
_____ proved to me on the oath or affirmation of _____, who is
personally known to me,

to be the person whose name is signed on the preceding Deed of Dedication, and acknowledged
to me that he signed it voluntarily for its stated purpose.

JESSICA Z. VAMVAKIAS
NOTARY PUBLIC
(NOTARY SEAL) New Hanover County
North Carolina
My Commission Expires 8/14/20
My Commission Expires. _____

[Signature]
Signature of Notary Public
Jessica Z. Vamvakias
Printed or Typed Name of Notary Public

ACCEPTANCE OF DEED OF DEDICATION

This Deed of Dedication and accompanying Affidavit for STJ Developments, LLC was accepted by the Brunswick County Board of Commissioners on the ____ day of _____, ~~2019~~ **20**

Brunswick County Board of Commissioners

Frank Williams, Chairman

Andrea White
Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

STJ Developments, LLC, a North Carolina limited liability company with an office and place of business in Brunswick County, North Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in Northwest Township, Brunswick County, North Carolina, known as Towns at St. James Plantation, being a portion of the property described in the Deed recorded in Book 4131, Page 210, Brunswick County Registry and depicted on that plat entitled "Towns at St. James Plantation, formerly Tract "A", MF-4/CM-4, Lockwood Folly Township, as more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That it has caused to be installed water distribution lines and sewer lines under and along the road right-of-way hereinafter described and referenced:

Being the water and sewer lines located in that area described as Harpers Way a 45' Private ROW and Gardenia Lane and Canary Lane a 35' Private ROW as depicted on that plat entitled "CM-4 – Phase 1, The Towns at St James Plantation, Lockwood Folly Township, Brunswick County, NC" prepared by Paramounte Engineering, Inc., which map is recorded in Map Cabinet 118 at Pages 90-92, reference to which is hereby made for a more particular description.

3. All the work which has been performed in the construction and installation of said water and sewer lines described in Paragraph 2, above, has been fully paid for and there are

now no liens of any kind including any lien for labor or materials against the subdivision of which Affiant is aware which would in any way jeopardize title of Affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out of any work performed in said subdivision or the water and sewer lines installed therein which would in any way jeopardize title to the subdivision or the water and sewer lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized Vice President, this the 6 day of January, 2020

STJ DEVELOPMENTS, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
PJ Kelly, Vice President

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

Signed and sworn to before me this day by PJ Kelly, Vice President of STJ DEVELOPMENTS, LLC, a North Carolina limited liability company.

Date: 1/6/2020

(NOTARY SEAL) JESSICA Z. VAMVAKIAS
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires 8/16/20

My Commission Expires: _____

[Signature]
Signature of Notary Public
Jessica Z. Vamvakias
Printed Name of Notary Public