

Prepared by:  
Pulte Home Company, LLC - *GRAHAM HAWKINS*  
1225 Crescent Green Drive, Suite 110  
Cary, North Carolina 27518

## DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the twenty third day of March, 2021 by and between Pulte Home Company, LLC, a Michigan 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 a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Shingletree, Parcel A, Tract 1.

And whereas Developer has caused to be installed water distribution lines and sewer lines under and along the road rights-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 by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All water and sewer lines and related facilities and improvements located in the following street rights-of-way: **Eagle Claw Drive** (50' Public Right-of-Way); **Eagle Ridge Drive** (50' Public Right-of-Way); **Barnstormer Drive** (50' Public Right-of-Way); and **Hawks Run Drive** (50' Public Right-of-Way), as shown on a map entitled "PRELIMINARY PLAT OF SHINGLETREE, PARCEL A, TRACT-1 (133 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Book 0126, Page 0094, Brunswick County, Register of Deeds.

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

Non-exclusive easements over, along and upon the entire area of the 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 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 Developers, its successor and assigns, equal rights of easement and easement over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such 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.

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Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects and conforms 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 Grantor has caused this instrument to be duly executed, the day and year first above written.

PULTE HOME COMPANY, LLC, a  
Michigan limited liability company

By: Gaul JHL  
Vice President of, Division Land Acquisition

STATE OF SOUTH CAROLINA §

COUNTY OF ~~CHARLESTON~~ §  
Horry

I, Earl R. Bailey, a Notary Public of the County and State aforesaid, do hereby certify that Graham Hawkins personally came before me this day, and he/she acknowledged that he/she is (Division President/Division Vice President, of Pulte Home Company, LLC, a Michigan limited liability company, and that he/she, as Division VP of Land Acq., being authorized to do so, executed the foregoing on behalf of such limited liability company.

Witness my hand and official seal, this the 23<sup>rd</sup> day of March, 2021.

(NOTARY SEAL)



Printed or Typed Name of Notary Public:

My Commission Expires: 2/21/27

Earl R. Bailey Earl R. Bailey

## ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Pulte Home Company was accepted by the Brunswick County Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brunswick County Board of Commissioners

\_\_\_\_\_  
Frank Williams, Chairman

\_\_\_\_\_  
Andrea White  
Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

PULTE HOME COMPANY, LLC, a Michigan limited liability company, with an office and place of business in Wake County, Mecklenburg County, and multiple other counties in 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 the Town of Carolina Shores, Shallotte Township, Brunswick County, North Carolina, known as Shingletree, Parcel A, Tract 1 (113 Lot Subdivision), containing lots numbered 101 through 146, inclusive, and 201-267, inclusive, 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-ways property hereinafter described and referenced:

**Eagle Claw Drive** (50' Public Right-of-Way); **Eagle Ridge Drive** (50' Public Right-of-Way); **Barnstormer Drive** (50' Public Right-of-Way); and **Hawks Run Drive** (50' Public Right-of-Way) as shown on a map entitled "PRELIMINARY PLAT OF SHINGLETREE, PARCEL A, TRACT-1 (133 LOT SUBDIVISION) TOWN OF CAROLINA SHORES, SHALLOTTE TOWNSHIP, Brunswick County, North Carolina prepared for PULTE HOME COMPANY, LLC" recorded in Book 0126, Page 0094, Brunswick County, Register of Deeds.

3. All the work which has been performed in the construction and installation of said water distribution lines 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 material against the subdivision property which would in any way jeopardizes 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 lines and sewer lines installed therein which would in any way jeopardize title to the subdivision or the water distribution lines and sewer lines located therein.

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IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 23<sup>rd</sup> day of March, 20 21.

PULTE HOME COMPANY, LLC, a  
Michigan limited liability company

By: [Signature]  
Name: Graham Hawkins  
Title: V.P. of Land Acquisition

STATE OF SOUTH CAROLINA §  
COUNTY OF ~~CHARLESTON~~ §  
Horry

Signed and sworn to (or affirmed) before me this day by Graham Hawkins.  
(Name of Principal)

Date: March 23, 2021

(NOTARY SEAL)



[Signature]  
Signature of Notary Public

Printed or Typed Name of Notary Public:

Earl R. Bailey

My Commission Expires: 2/21/27