

Prepared by: Brian M. Ferrell, Kennon Craver, PLLC

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the _____ day of July, 2021, by and between PAR 5 DEVELOPMENT GROUP, LLC, a North Carolina limited liability company, with an office and place of business in Moore County, 2075 Juniper Lake Road, West End, North Carolina 27376, 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.*

WITNESS ETH:

That-whereas Developer is the owner and developer of a tract or parcel located in Lockwood Folly Township, Brunswick County, North Carolina, described on Exhibit A;

And whereas Developer has caused to be installed water distribution lines under and along the road rights-of-way hereinafter described and referenced;

And whereas Developer wishes to obtain water from Grantee for the property.

And whereas Grantee has adopted through appropriate resolution stated policy regarding water distribution systems under the terms of which, among other things, in order to obtain water for said parcel Developer must convey title to the water distribution system to Grantee through an instrument of dedication acceptable to Grantee;

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

BEING all of that certain 6"x16" tapping sleeve and valve with approximately 116 linear feet of 6" PVC water line, the fire hydrant, and approximately 75 linear feet of 1" water service line located approximately 1,500 feet north of the intersection of NC 211 (Southport Supply Road) and NC 906 (Midway Road) running from NC 906 (Midway Road) to the Fire Hydrant located on the parcel described on Exhibit A.

TO HAVE AND TO HOLD said water 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 parcel for maintenance, repair and upkeep of the water distribution systems reserving unto Developers, its successor and assigns, equal rights of easement for purposes of installing and maintaining such utilities as may be required for the development of said parcel, including, but not limited to, electric, gas, telephone, cable and sewer.

And Developer does hereby covenant that it is seized of said water 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.

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.

[Signature Page Follows]

DEED OF DEDICATION

SIGNATURE PAGE

PAR 5 DEVELOPMENT GROUP, LLC

By: [Signature]
Name: Jamie S Encinosa
Title: Vice President

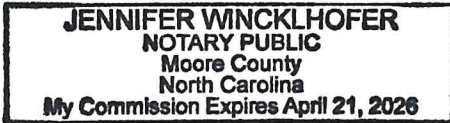
STATE OF NORTH CAROLINA

COUNTY OF MOORE

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Jamie S. Encinosa

Date: July 16, 2021

(Affix Official Seal below)



[Signature]
Official Signature of Notary Public
Notary Public

Print Name: Jennifer Winckhofer
My commission expires: 04-21-2026

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Par 5 Development Group, LLC was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2021.

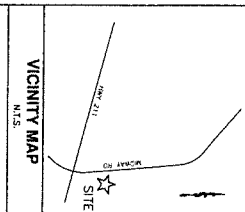
Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board

EXHIBIT A

Beginning at a Rebar Set in the Eastern Right of Way of NC Highway 906 (Variable Width R/W), said beginning being located S 07°52'32" E. 823.83 Ft. from NCGS Monument "Muncy", Thence N 60°13'22" E. passing through an Iron Pipe Fd. at a distance of 39.53 Ft., a total distance of 237.98 Ft. to a Rebar Found; Thence S 01°03'46" E. 515.64 Ft. to a Rebar Fd.; Thence N 88°12'55" W. 158.08 Ft. to a NC DOT R/W Disk Found; thence N 88°07'20" W. 34.10 Feet to a NC DOT R/W Disk Found; Thence N 00°59'04" W. 198.37 Ft. to a NC DOT R/W Disk Found; Thence N 06°06'10" W. 194.08 Ft. to the place and point of BEGINNING. Containing 2.06 Acres + - according to a survey by Norris & Ward Land Surveyors PA dated September 22nd, 2020 to which reference is made for a more full and accurate description.



VICINITY MAP
N.T.S.

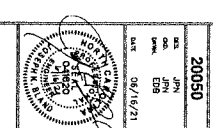
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
2. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
3. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
4. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
5. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

AS-BUILT DRAWING DATE: 06/16/21

AS-BUILT DRAWING DATE: 06/16/21

WATER MAIN 16" DIAMETER

SCALE: 1" = 30'



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

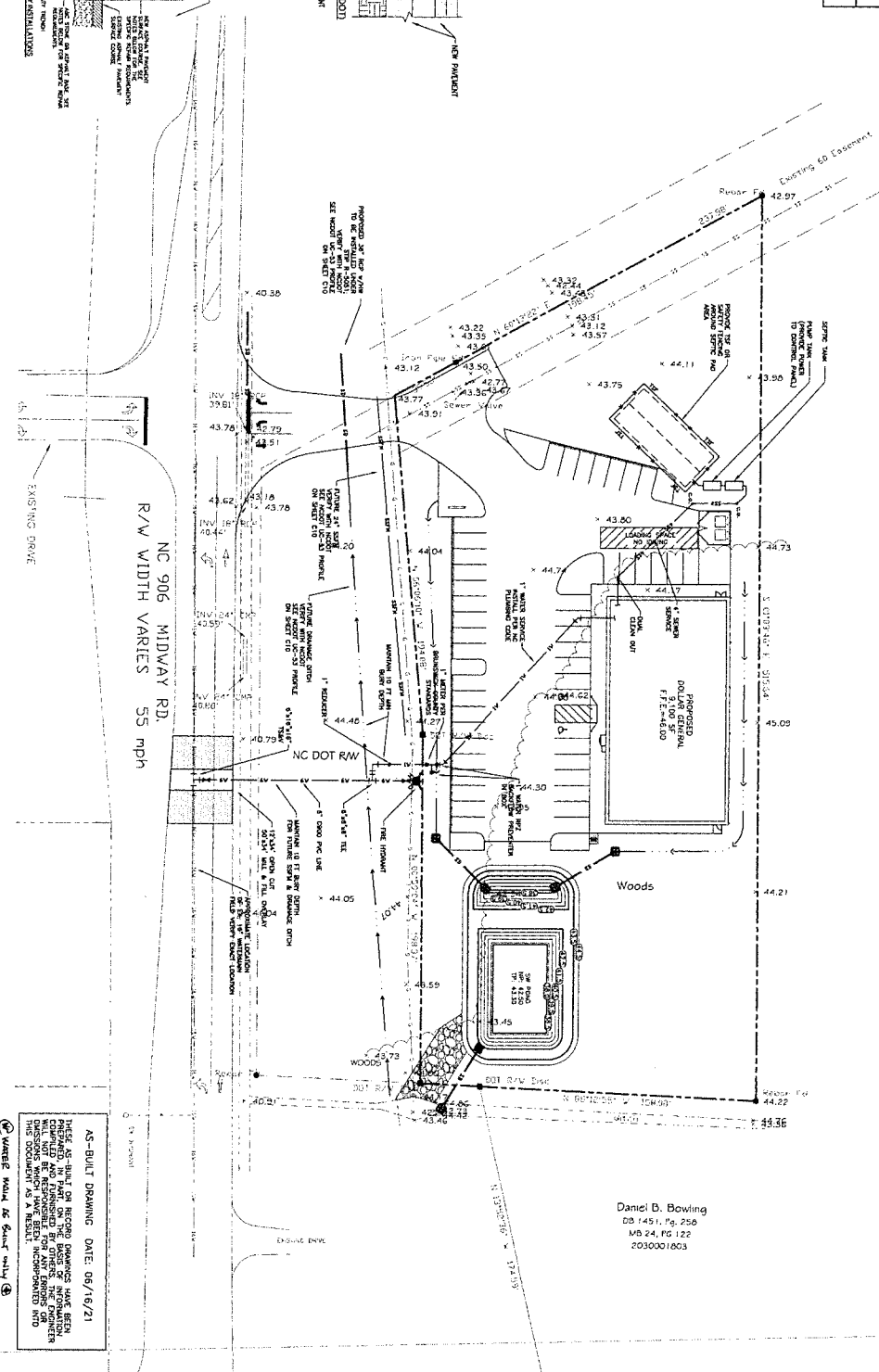
2602 IRON GATE DR., SUITE 102 WILMINGTON, NC 28412
PHONE (910) 341-9133

OWNER:
RITSON COMPANIES, INC.
2070 JUNIPER LAKE ROAD
WEST END, NC 27376
(P) 910-944-0881
alan@ritson.com

UTILITY PLAN
DOLLAR GENERAL
MIDWAY RD @ HWY 211
OAK ISLAND, NORTH CAROLINA

| SYMBOL | DATE | DESCRIPTION | BY |
|--------|------|-------------|----|
| | | REVISIONS | |

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Daniel B. Bowling
05 1566, Pg. 370
WB 26, PG 126
2030001704

Daniel B. Bowling
05 1451, Pg. 256
WB 24, PG 122
2030001603

Prepared by: Brian M. Ferrell, Kennon Craver, PLLC

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

PAR 5 DEVELOPMENT GROUP, LLC, a North Carolina limited liability company, with an office and place of business in Moore County, 2075 Juniper Lake Road, West End, North Carolina 27376, hereinafter referred to as an Affiant, being first duly sworn, hereby deposes and says under oath as follows:

1. That it is the owner of certain property located in Lockwood Folly Township, Brunswick County, North Carolina 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 under and along the road right-of-ways of property hereinafter described and referenced:

BEING all of that certain 6"x16" tapping sleeve and valve with approximately 116 linear feet of 6" PVC water line, the fire hydrant, and approximately 75 linear feet of 1" water service line located approximately 1,500 feet north of the intersection of NC 211(Southport Supply Road) and NC 906 (Midway Road) running from NC 906 (Midway Road) to the Fire Hydrant located on the parcel described in the Deed of Dedication (the "Property").

3. All the work which has been performed in the construction and installation of said water distribution 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 Property which would in any way jeopardize title of Affiant to the Property on said parcel nor are there any legal actions pending against Affiant or any contractor arising out of any work performed on said parcel or the water lines installed therein which would in any way jeopardize title to said parcel or the water distribution lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer, this 6th day of July, 2021.

[Signature Page Follows]

AFFIDAVIT

SIGNATURE PAGE

PAR 5 DEVELOPMENT GROUP, LLC

By: [Signature]
Name: Jamie S. Encinosa
Title: Vice President

STATE OF North Carolina

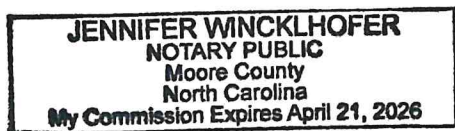
COUNTY OF MOORE

Signed and sworn t (or affirmed) before me this day by Jamie S. Encinosa.

Date: July 4, 2021

(Affix Official Seal below)

[Signature]
Official Signature of Notary Public
Notary Public



Print Name: Jennifer Winckhofer
My commission expires: 04-21-2026