

Prepared by:

Elaine R. Jordan (NCSB #39316)
131 Ocean Boulevard West
Holden Beach, NC 28462

WITHOUT OPINION OF TITLE. Delinquent taxes, if any, to be paid by the closing attorney to the Brunswick County tax collector upon disbursement of closing proceeds.

DEED OF DEDICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the ____ day of ____, 2021, by and between **BARRINGTON PLACE DEVELOPMENT COMPANY, 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”;

WITNESSETH;

That whereas Developer is the owner and developer of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Phase III, Section 2, Lots 18-32, Ocean Ridge Plantation, “Barrington Place”;

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

And whereas Developer wishes to obtain water and sewer services from Grantee for “Phase III, Section 2, Lots 18-32, Ocean Ridge Plantation, “Barrington Place”, and to make such services from Grantee’s systems available to the individual lot owners of said subdivision;

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

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

ITEM ONE

All of the water distribution lines, sewer collection lines and related equipment located under, along and within the road, street, and cul-de-sac rights-of-way shown on the plats thereof being more particularly described as follows:

BEING those streets, roads and cul-de-sacs as more particularly described in that plan attached hereto as Exhibit A entitled “Ocean Ridge, Barrington Place, Phase 3, Section 2,

Lots 18-32", dated June 30, 2021, and prepared by Cape Fear Engineering. The streets, roads and cul-de-sacs shown on said plan are more fully described in that plat recorded in Map Cabinet 130 at Page 80 in the Office of the Register of Deeds for Brunswick County, North Carolina.

ITEM TWO

Non-exclusive easements over, along and upon the entire area of the streets, roads and cul-de-sacs depicted on the plats and serving the areas referenced in Item One, above, for purposes of entry into the subdivision for maintenance, repair and upkeep of the water distribution and sewer collection systems and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets, roads and cul-de-sacs. Reserving unto Developer, its successors and assigns, equal rights of easement and access over, in, along and upon said streets, roads 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, water and sewer.

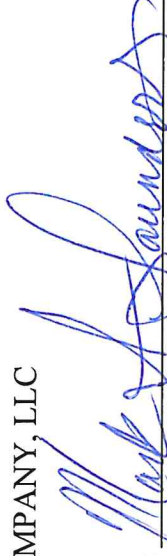
Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects, and conforms to as-built drawings. Developer warrants said system for a period of one (1) year from the date of recording this Deed of Dedication in the office of the Brunswick County Register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

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

And Developer does hereby covenant that it is seized of said water distribution lines, sewer collection lines and related equipment and easement 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.

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

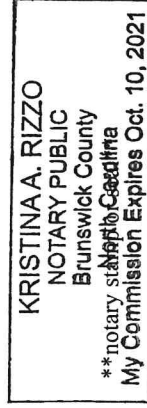
BARRINGTON PLACE DEVELOPMENT
COMPANY, LLC

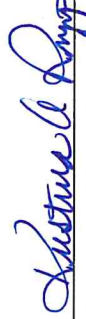
By: 
Mark A. Saunders, Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Mark A. Saunders**, as Manager of Barrington Place Development Company, LLC, a North Carolina Limited Liability Company ("the Company"), as and for the act of the Company.

Date: July 8, 2021




Notary Public's Signature

Kristina A Rizzo
Notary's Printed Name

My Commission Expires: Oct 10, 2021

ACCEPTANCE OF DEED

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

Brunswick County Board of Commissioners

By: _____, Chairman

Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

BARRINGTON PLACE DEVELOPMENT COMPANY, 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 Shallotte Township, Brunswick County, North Carolina, known as Phase III, Section 2, Ocean Ridge Plantation (Barrington Place) Subdivision, containing lots numbered 18 thru 32, as more particularly described in a Deed of Dedication in favor of Brunswick County of even date herewith.
2. That is has caused to be installed water distribution lines and sewer collection lines under and along the road rights-of-way property described and referenced in such Deed of Dedication.
3. All the work that has been performed in the construction and installation of said water distribution lines and sewer collection 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 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 distribution lines and sewer collection lines installed therein which would in any way jeopardize title to the subdivision or the water distribution lines or sewer collection lines located therein.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized offer(s), this ____ day of _____, 2021.

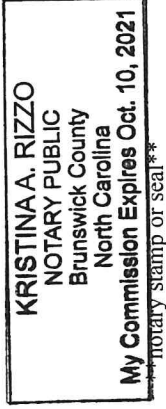
BARRINGTON PLACE DEVELOPMENT
COMPANY, LLC

By: *Mark A. Saunders*
Mark A. Saunders, Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

Signed and sworn to (or affirmed) before me this day by Mark A. Saunders, Manager,
Barrington Place Development Company, LLC.

Date: July 30, 2021



Kristina A. Rizzo
Notary Public's Signature

Kristina A Rizzo
Notary's Printed Name

My Commission Expires: Oct. 10, 2021