

## DEED OF DEDICATION

Prepared by: W. Christopher Stevens  
Southwood Developers, Inc.  
5022 Wrightsville Avenue  
Wilmington, NC 28403

**STATE OF NORTH CAROLINA**

**COUNTY OF BRUNSWICK**

**THIS DEED OF DEDICATION, MADE** this the \_\_\_\_\_ day of October, 2021, by and between **SOUTHWOOD DEVELOPERS INC.**, a North Carolina Corporation with principle offices located in Wilmington, 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 The Town of Leland, Brunswick County, North Carolina, known as Windsor Park subdivision;

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

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

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 subdivision Developer must convey title to the water distribution system to Grantee through an instrument of dedication acceptable to the Grantee;

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

*All waterlines located in right-of-ways and public easements in the following sections:*

**Windsor Pines at Windsor Park Section 16, recorded in Map Book 132 Page 49-50**

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

Non-exclusive easements over, along and upon the entire areas 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 maintenances, repair and upkeep of the water 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 or 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.

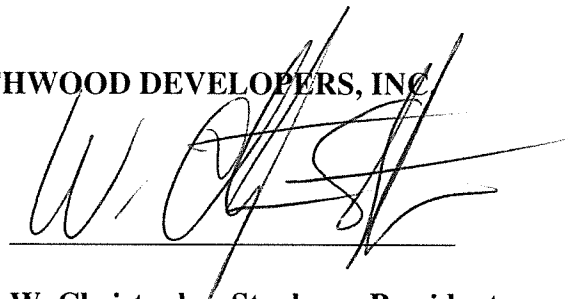
And Developer does hereby covenant that it is seized of the water lines and equipment described above in fee simple and has the right to convey the same in fee simple, that the same are free of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

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 Developer has caused this instrument to be signed in its corporate name by its President, on the day and year first above written.

**SOUTHWOOD DEVELOPERS, INC.**

By:

A handwritten signature in black ink, appearing to read 'W. Christopher Stephens', is written over a horizontal line. The signature is stylized with large, sweeping loops and a long horizontal stroke extending to the right.

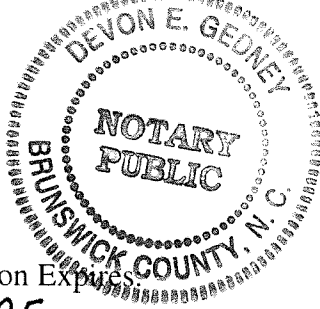
**W. Christopher Stephens, President**

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Devon E. Gedney, a Notary Public of the County and State aforesaid, certify that **W. CHRISTOPHER STEPHENS** personally came before me this day and first being duly sworn says that he is the President of **SOUTHWOOD DEVELOPERS, INC.** and as such he has the authority to act in and for said corporation. I, have personal knowledge of the identity of **W. CHRISTOPHER STEPHENS**, and that he signed the foregoing or annexed instrument on behalf of **SOUTHWOOD DEVELOPERS, INC.** in his capacity as President of said corporation and acknowledged the said instrument to be the act and deed of said corporation herein stated.

WITNESS my hand and official stamp or seal, this 18<sup>th</sup> day of October, 2021.



Devon E. Gedney  
Notary Public

My Commission Expires  
Dec 8, 2025

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for \_\_\_\_\_ was accepted by the Brunswick County Board of Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 2013.

Brunswick County Board of Commissioners

\_\_\_\_\_  
Randy Thompson, Chairman

By: DARALYN Spivey  
Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

SOUTHWOOD DEVELOPERS, INC., a North Carolina corporation, with an office and place of business in New Hanover 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 Leland Township, Brunswick County, North Carolina, known as Windsor Park Subdivision, containing lots numbered 290, 297 thru 301, and 305 thru 333, 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 property hereinafter described and referenced;

Windsor Pines at Windsor Park Section 16,  
recorded in Map Book 132 Page 49-50

3. All the work which has been performed in the construction and installation of said water distributions 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 lines installed therein which would in any way jeopardize title to the subdivision 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 18<sup>th</sup> day of October, 2021

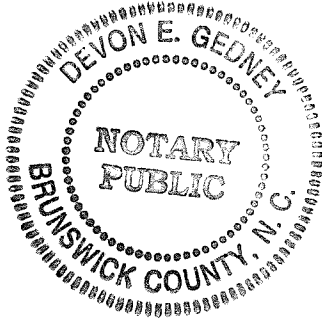
SOUTHWOOD DEVELOPERS, INC.

By: [Signature]  
W. Christopher Stephens, President

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

Signed and sworn to before me this day by W. Christopher Stephens, President of Southwood Developers, Inc.

Date: October 18<sup>th</sup> 2021



[Signature]  
Devon E. Gedney, Notary Public

My commission expires: December 08, 2025