

Prepared by: Kristen K. Callihan
Boyles & Callihan, PLLC

DEED OF DEDICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this 2nd day of November 2021, by and between WINNABOW VOLUNTEER FIRE DEPARTMENT, INC., A North Carolina Corporation, with a 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 Township, Brunswick County, North Carolina, known as 15 Green Hill Road NE, Winnabow, NC 28451.

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

And whereas Developer wishes to obtain water and/or sewer from Grantee for the property and to make water and/or sewer from Grantee's system available to owner.

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

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

All of the potable water lines and equipment located under, along, and within the road and streets with the property more particularly described as follows: Beginning at an Iron located at the Intersection of Right of Way of Green Hill Road and U.S. Highway 17, then South 02 degrees, 00 minutes, 00 seconds West 402 feet to an Existing Concrete Monument, thence South 83 degrees, 45 minutes, 00 seconds West 444.7 feet, thence North 2 degrees 00 minutes East 402 feet to an existing concrete monument, thence North 83 degrees 45 minutes 00 seconds East 444.74 feet to the point of beginning as shown on a map of survey prepared by Jonathan L. Wayne, RLS, L-3991, dated May 30, 1996.

Together with and subject to the 20-foot public utility easement, watermains, and revised as-builts such as depicted on the survey entitled "As-Built Survey for Winnabow Volunteer Fire Department, Inc.," completed by Norris and Ward, Land Surveyors, P.A., and dated October 12, 2021, which survey is attached hereto and incorporated by reference as Exhibit "A".

TO HAVE AND TO HOLD said water and/or 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/or 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/or 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.

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.

Winnabow Volunteer Fire Department, INC.

By: Robert L. Kye

Name: Robert L. Kye

Title: Chairman of Board

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, Mallie S. McElroy, a Notary Public in and for the County of and State aforesaid, do hereby certify that Robert L. Kye [name] personally appeared before me and acknowledged that they are the Chairman of Board [title] of Winnabow Volunteer Fire Department, INC., and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

[Check One]

- ☒ (i) I have personal knowledge of the identity of the principal(s); or
☐ (ii) I have seen satisfactory evidence of the principal's identity by a current state or federal identification, with the principal's photograph, in the form of a _____.

Witness my hand and official seal, this 2 day of November, 2021.

Mallie S. McElroy

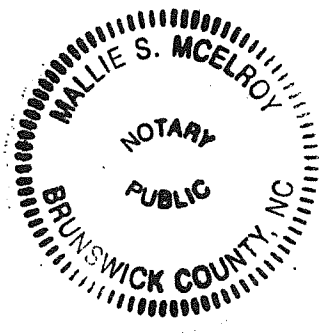
Notary Public Signature

[Official Notary Public Seal]

Mallie S. McElroy

Printed or Typed Name of Notary Public

My Commission Expires: October 31, 2025



ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Winnabow Volunteer Fire Department 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 of the Board

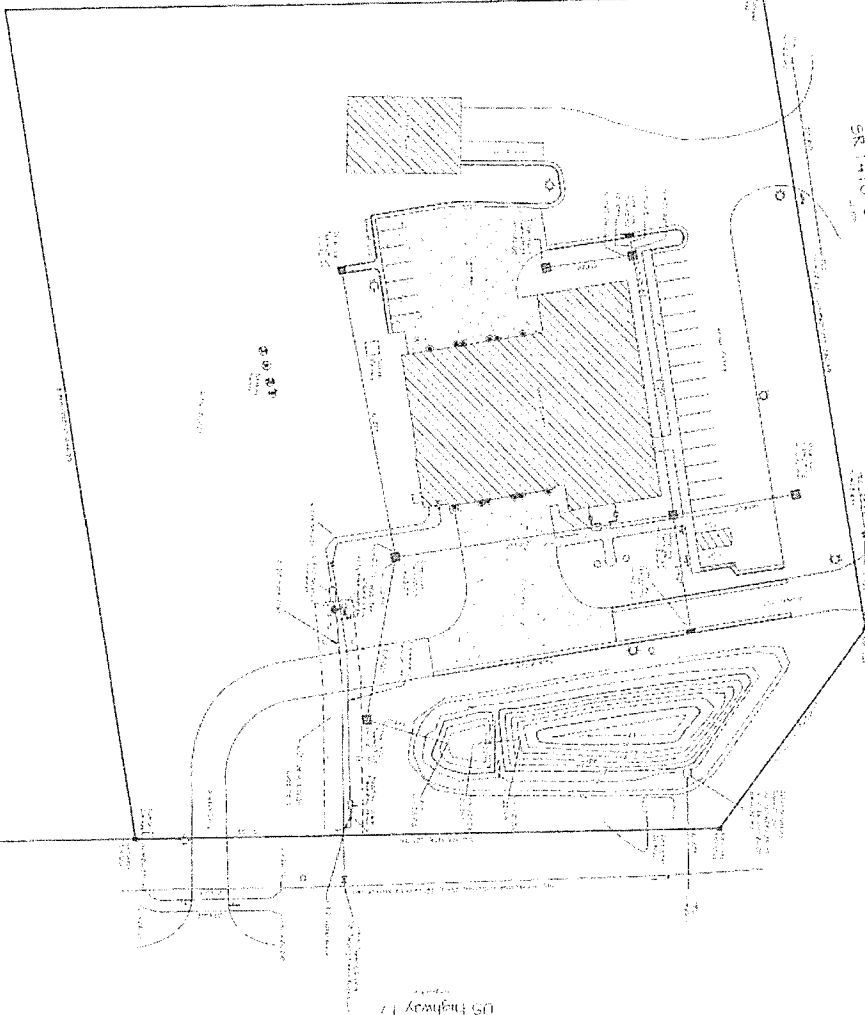
Exhibit "A"



Surveyed by David A. Norris
 Date of Survey: 10/1/2021
 Book 123, Page 456



Surveyed by David A. Norris
 Date of Survey: 10/1/2021
 Book 123, Page 456



US Highway 17

- Water Valve
- Fire Hydrant
- Fire Dept. Connection
- Manhole
- 5 ft
- Ground Elevation
- Light Pole
- Final Value Reference

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NORRIS & WARD
 Land Surveyors, P.A.
 P.O. Box 1000
 Charlotte, NC 28201
 Phone: 704.575.5600 Fax: 704.575.5601

Winnabow Volunteer Fire Dept., Inc.

Surveyed by David A. Norris
 Date of Survey: 10/1/2021
 Book 123, Page 456

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

AFFIDAVIT

The Winnabow Volunteer Fire Department, INC., a North Carolina Corporation, 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 at 15 Green Hill Road, NE, Winnabow, North Carolina 28451 and 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/or sewer lines under and along the road right-of-ways property hereinafter described and referenced:

Beginning at an Iron located at the Intersection of Right of Way of Green Hill Road and U.S. Highway 17, then South 02 degrees, 00 minutes, 00 seconds West 402 feet to an Existing Concrete Monument, thence South 83 degrees, 45 minutes, 00 seconds West 444.7 feet, thence North 2 degrees 00 minutes East 402 feet to an existing concrete monument, thence North 83 degrees 45 minutes 00 seconds East 444.74 feet to the point of beginning as shown on a map of survey prepared by Jonathan L. Wayne, RLS, L-3991, dated May 30, 1996.

Together with and subject to the 20-foot public utility easement, watermains, and revised as-builts such as depicted on the survey entitled "As-Built Survey for Winnabow Volunteer Fire Department, Inc.," completed by Norris and Ward, Land Surveyors, P.A., and dated October 12, 2021, which survey is attached hereto and incorporated by reference as Exhibit "A".

3. All the work which has been performed in the construction and installation of said water distribution lines and/or 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 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 and/or sewer lines

installed therein which would in any way jeopardize title to the subdivision or the water distribution lines and/or sewer lines located therein.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 2 day of November, 2021.

Winnabow Volunteer Fire Department, INC.

By: Robert L. Kye

Name: Robert L. Kye

Title: Chairman of Board

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

Signed and sworn to (or affirmed) before me this day by Robert L. Kye.

This 2 day of November, 2021.

Mallie S. McElroy
Notary Public Signature

[Official Notary Public Seal]

MALLIE S. McElroy
Printed or Typed Name of Notary Public

My Commission Expires: October 31, 2025

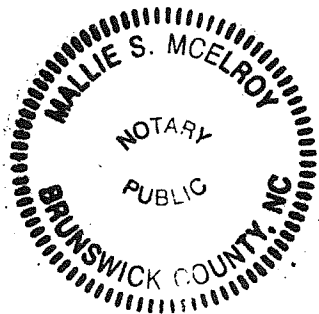
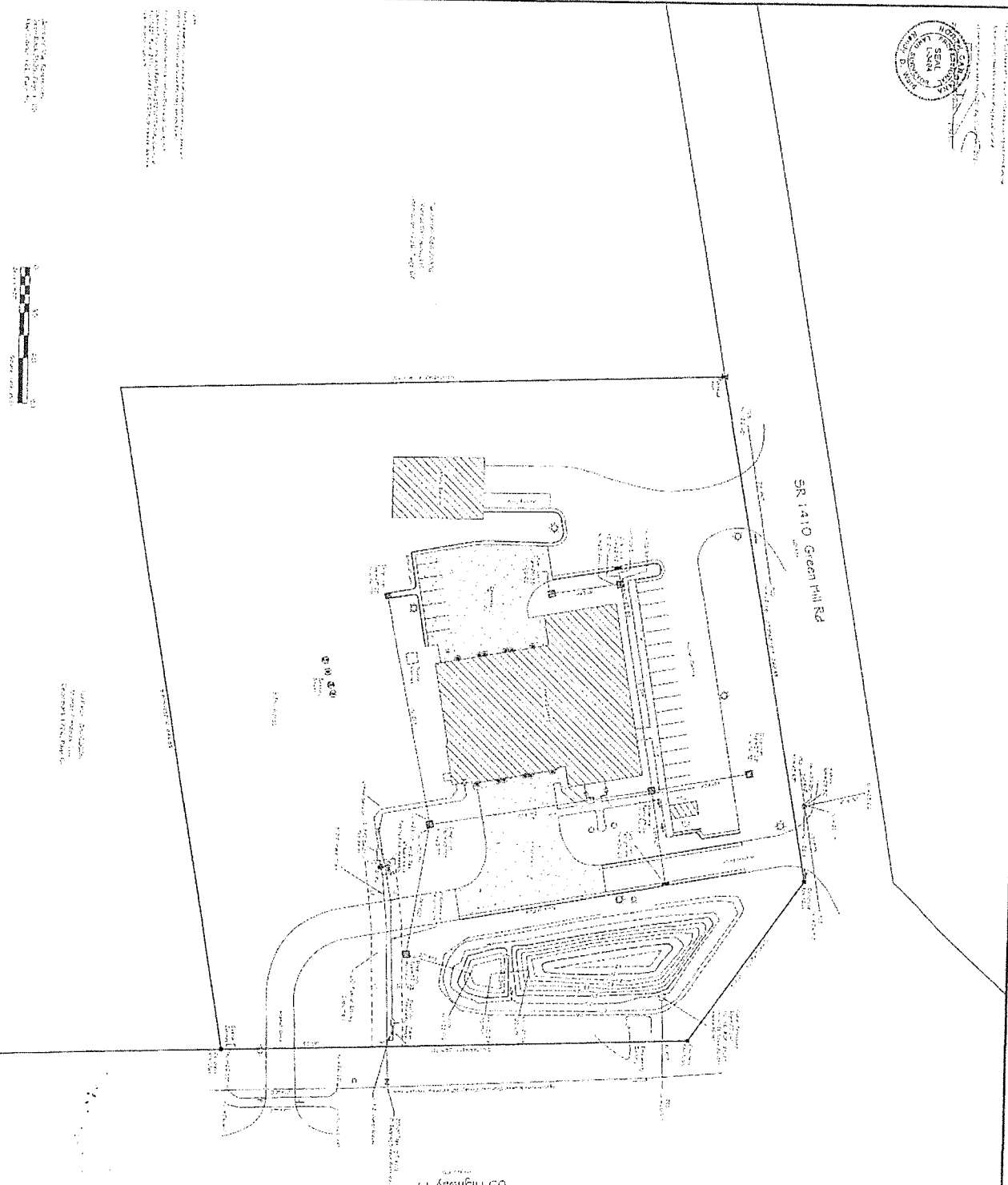
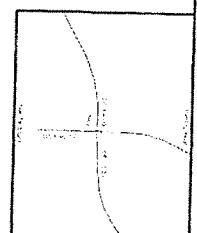


Exhibit "A"



- LEGEND**
- M Water Valve
 - Fire Hydrant
 - Fire Dept. Connection
 - Easement
 - Spot
 - Ground Level Point
 - Light Pole
 - First Value Indicator

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50



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 Green Lake, NC 28620
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Winnabow Volunteer Fire Dept., Inc.