Prepared by:

Kara J. Keith, a licensed North Carolina attorney, of Bellamy, Rutenberg,

Copeland, Epps, Gravely & Bowers, P.A.

1000 29th Avenue North, Myrtle Beach, SC 29577

STATE OF NORTH CAROLINA)	
)	DEED OF DEDICATION
COUNTY OF BRUNSWICK)	

THIS DEED OF DEDICATION, made and entered into this 15 day of November 2, 20 21, by and between LENNAR CAROLINAS, LLC, a Delaware Limited Liability Company, with an office and place of business in Horry County, South Carolina, party of the first party, 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:

WHEREAS, Developer is the owner and developer of a tract or parcel of land located in Brunswick County, North Carolina, known as Cameron Woods; 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 service 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 service 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 and does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All of the sewer lines and water lines and equipment to serve Cameron Woods Phase 4A (Lots #6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 53, 54, 55, 56, 57, 58, 77, 78, and 79) shown on the survey map or plat attached hereto as Exhibit "A".

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; and

Non-exclusive easements over, along, and upon the entire area of the streets and cul-desacs 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 Developer, 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.

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.

Signature page to follow.

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

LENNAR CAROLINAS, LLC

A Delaware Limited Liability Company

': //

Scott E. Withington, VP

Georgebour County, State of South Cardina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date:

11/15/2021

My Commission Expires:

5/29/2023

Notary Public:

Print Name:

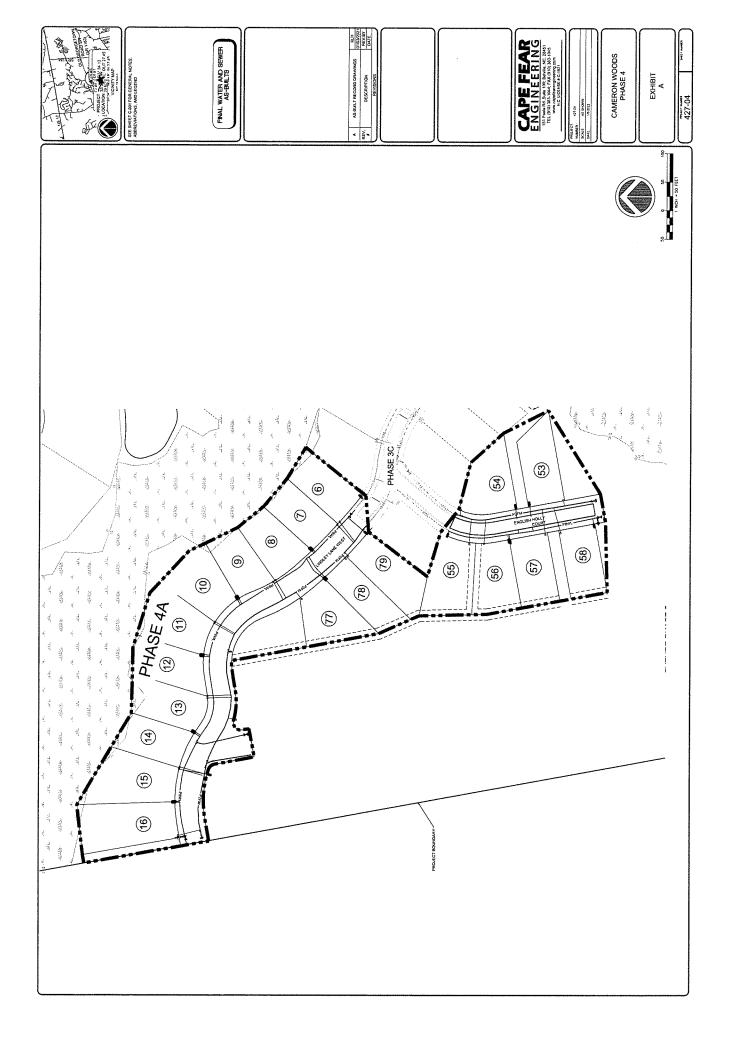
[Affix Notary Stamp or Seal below]

ELIZABETH D. GOUIN NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 5/29/2023

ACCEPTANCE OF DEED OF DEDICATION

	Brunswick, 20								, was y of
		Brun	ıswi	ck County	Board	of Co	ommiss	ioners	
						_, Cł	nairman	-	
						. C1	erk to tl	he Board	

EXHIBIT "A"



STATE OF NORTH CAROLIN	A)	
)		AFFIDAVIT
COUNTY OF BRUNSWICK)	

LENNAR CAROLINAS, LLC, a Delaware Limited Liability Company, with an office and place of business in Horry County, South Carolina, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:

- 1. That it is the owner and developer of a tract or parcel of land located in Brunswick County, North Carolina, known as Cameron Woods Phase 4A, 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 for the property hereinafter described and referenced:

All of the sewer lines and water lines and equipment shown on the survey map or plat attached hereto as Exhibit "A", serving Phase 4A (Lots #6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 53, 54, 55, 56, 57, 58, 77, 78, and 79).

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

LENNAR CAROLINAS, LLC

A Delaware Limited Liability Company

By:

Scott E. Withington, VP

George bown County, State of South Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date:

11/15/2021

My Commission Expires:

5/29/2023

Notary Public:

Print Name:

[Affix Notary Stamp or Seal below]

ELIZABETH D. GOUIN NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 5/29/2023

EXHIBIT "A"

