

Prepared by: Stephen R. Outten, Esq.
Bailey & Busby, PLLC – Wilmington Office
7110 Wrightsville Ave., Suite A-1
Wilmington, NC 28403

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the ____ day of _____, 2022 by and between BILL CLARK HOMES OF WILMINGTON, LLC, a North Carolina Limited Liability Company, with an office and place of business in New Hanover County, and whose address is 127 Racine Drive, Suite 201, Wilmington, North Carolina 28403, 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, whose address is P.O. Box 249, Bolivia, NC 28422, 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 Brunswick County, North Carolina, known as The Sanctuary at Sunset Beach, Phase 1, as described on a plat recorded in Map Cabinet 134 at pages 18-19, (hereinafter collectively “the Development”);

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 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 for said subdivision 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 sewer lines and making water and sewer 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 and sewer collection lines and equipment located under, along and within the property described as THE SANCTUARY AT SUNSET BEACH, PHASE 1, as the same appears on a plat thereof recorded in Map Cabinet 134 at pages 18-19 of the Brunswick County Registry and as shown on the Exhibit Map prepared by PARAMOUNT ENGINEERS dated 12/06/2021 attached hereto and marked "Exhibit A".

ITEM TWO

Non-exclusive easements over, along and upon the entire area of all streets, roads, parking areas and cul-de-sacs depicted on the plats and serving the areas referenced in Item One above, for purposes of entry into the Development for maintenance, repair and upkeep of the water distribution and sewer collection systems and for connecting the same to the Development lots developed or to be developed lying adjacent to said streets, roads, parking areas 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, parking areas and cul-de-sacs for purposes of installing and maintaining such other utilities as may be required for the development of the Development, including but not limited to, electric, gas, telephone, cable, and sewer.

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, together with non-exclusive easements over along and upon the entire area of the streets and cul-de-sacs depicted on the maps and servicing 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 Developer, its successors 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.

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

Bill Clark Homes of Wilmington, LLC

By:  (SEAL)
Edward H. Clark, Manager

By:  (SEAL)
Cheryl Blanton, Manager

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

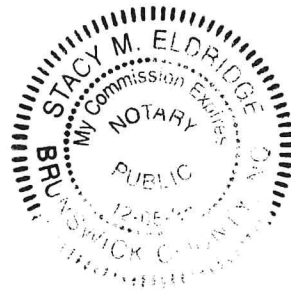
I, Stacy M. Eldridge, a Notary Public of Brunswick
County, North Carolina, do hereby certify that Edward H. Clark and Cheryl Blanton
personally appeared before me this day and acknowledged that they are managers of **Bill Clark
Homes of Wilmington, LLC**, a North Carolina limited liability company, and being authorized
to do so, as Managers of the limited liability company, executed the foregoing instrument on
behalf of the limited liability company.

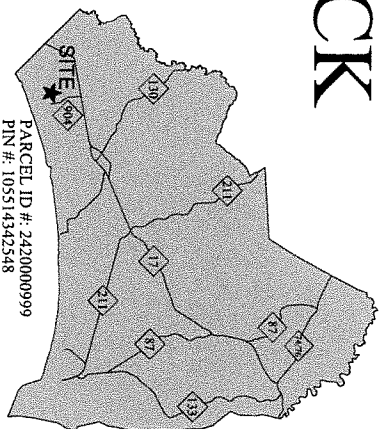
Witness my hand and official seal on this date shown.

Stacy M. Eldridge
Notary Public

Date: January 17, 2022

My Commission Expires: December 5, 2026





PARCEL ID #: 2420000999
PIN #: 105514342548

TYPE OF WORK:
RECORD DRAWINGS - LOW PRESSURE FORCE MAIN, GRAVITY SEWER AND WATER MAIN

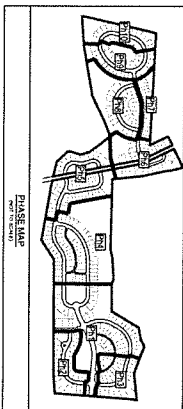
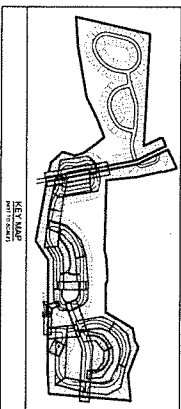
OWNER
BILL CLARK HOMES
127 RACINE DRIVE
WILMINGTON, NC 28405

SURVEYOR
PARAMOUNT ENGINEERING, INC.
122 CINEMA DR.
WILMINGTON, NC 28403
PHONE: (910) 791-6707

VERTICAL DATUM: NAVD-88

ENGINEER
PARAMOUNT ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
PHONE: (910) 791-6707
ROB BALLAND, PE
rballand@paramounte-eng.com

PARAMOUNT
ENTERTAINMENT
122 Cinema Drive
Wilmington, North Carolina 28403
(714) 791-6387 (fax) (714) 791-6360 (ft)

[illegible]

<u>INDEX OF SHEETS</u>	
C-0.0	COVER SHEET
C-5.0 - C-5.10, C-512	UTILITY PLAN & PROFILE

PROJECT NAME:	THE SANCTUARY AT ANGELS TRACE
LOCATION:	TOWN OF SUNSET BEACH
OWNER:	BILL CLARK HOMES
DESIGNER:	PARAMOUNTE ENGINEERING, INC.

DATE: 12/06/21	SUBMITTAL: 100%
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RECORD DRAWINGS

PROJECT NO.	19228.PE
SHEET NO.	C-0.0

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Bill Clark Homes of Wilmington, LLC was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 2022.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey

Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

BILL CLARK HOMES OF WILMINGTON, LLC, a North Carolina Limited Liability Company, with an office and place of business in New Hanover County, North Carolina, hereinafter referred to as Affiant, by and through its hereinafter named managers, being first duly sworn, hereby disposes 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 THE SANCTUARY AT SUNSET BEACH, PHASE 1, as more particularly described in the Deed of Dedication in favor of Brunswick County of even date herewith.

2. That it has caused to be installed water distribution and sewer collection lines under and along the road rights-of-way property hereinafter described and referenced:

BEING all of THE SANCTUARY AT SUNSET BEACH, PHASE 1, as the same appears on a plat thereof recorded in Map Cabinet 134 at pages 18-19 of the Brunswick County Registry

3. All the work which has been performed in the construction and installation of said water distribution 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 of 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 collection lines located therein.

This the 17 day of January, 2022.

Bill Clark Homes of Wilmington, LLC

By: EC (SEAL)
Edward H. Clark, Manager

By: Cheryl Blanton (SEAL)
Cheryl Blanton, Manager

STATE OF NORTH CAROLINA
COUNTY OF Brunswick

I, Stacy M. Eldridge, a Notary Public of Brunswick
County, North Carolina, do hereby certify that Edward H. Clark and Cheryl Blanton
personally appeared before me this day and acknowledged that they are managers of **Bill Clark
Homes of Wilmington, LLC**, a North Carolina limited liability company, and being authorized
to do so, as Managers of the limited liability company, executed the foregoing instrument on
behalf of the limited liability company.

Witness my hand and official seal on this date shown.

Stacy M. Eldridge Date: January 17, 2022
Notary Public

My Commission Expires: December 5, 2024

