

Prepared by: Jeffrey B. Malpass

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 NORTHERN LIGHTS DEVELOPMENT COMPANY, LLC, a North Carolina LLC, with an office and place of business in New Hanover 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, whose mailing address is P.O. Box 249, Bolivia, NC 28422, party of the second part, hereinafter referred to as Grantee;

W I T N E S S E T H :

That whereas Developer is the owner and developer of a tract or parcel located in Northwest Township, Brunswick County, North Carolina, known as NORTHERN LIGHTS, PHASE 3 and NORTHERN LIGHTS, PHASE 4 as described on plats recorded in Map Cabinet 130 at Page 66 and Map Cabinet 138 Page 17, respectively, of the Brunswick County Registry;

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 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 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 does hereby convey to Grantee, its lawful successors and assigns, the following described property:

All of the water distribution lines and sewer lines and equipment located under, along and within the property described as NORTHERN LIGHTS, PHASE 3 and NORTHERN LIGHTS, PHASE 4, as the same appears on plats thereof recorded in Map Cabinet 130 at Page 66 and Map Cabinet 138 Page 17, respectively, of the Brunswick County Registry.

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.

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 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 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.

Northern Lights Development Company, LLC

By: Jeffrey B. Malpass
Jeffrey B. Malpass, Manager

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, a Notary Public of the County and State aforesaid, do hereby certify that Jeffrey B. Malpass personally came before me this day, and I have personal knowledge of the identity of the principal; and he acknowledged that he is Manager of Northern Lights Development Company, LLC, a North Carolina LLC, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the LLC.

Witness my hand and official seal, this the 23 day of JUNE,
20 22.



Mary Ellen Densmore
Signature of Notary Public
MARY ELLEN DENSMORE
Printed or Typed Name of Notary Public

My Commission Expires: 06/25/2022

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for Northern Lights Development Company, LLC, was accepted by the Brunswick County Board of Commissioners on the _____ day of _____, 20____.

Brunswick County Board of Commissioners

Randy Thompson, Chairman

Daralyn Spivey
Clerk to the Board

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

NORTHERN LIGHTS DEVELOPMENT COMPANY, LLC, a North Carolina LLC, 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 Northwest Township, Brunswick County, North Carolina, known as NORTHERN LIGHTS, PHASE 3, containing lots numbered 35 thru 53 and 152 thru 162, and NORTHERN LIGHTS, PHASE 4, containing lots numbered 30-34 and 128-151, 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 rights-of-way property hereinafter described and referenced:

BEING all of NORTHERN LIGHTS, PHASE 3 and NORTHERN LIGHTS, PHASE 4, as the same appears on a plats thereof recorded in Map Cabinet 130 at Page 66 and Map Cabinet 138 Page 17, respectively, of the Brunswick County Registry.

3. All 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.

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 23 day of June, 2022.

Northern Lights Development Company, LLC

By: Jeffrey B. Malpass

Jeffrey B. Malpass, Manager

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

Signed and sworn to (or affirmed) before me this day by Jeffrey B. Malpass.

Date: 06/23/2022



Mary Ellen Densmore

Signature of Notary Public

MARY ELLEN DENSMORE

Printed or Typed Name of Notary Public

My Commission Expires: 06/25/2022