

Prepared by: George S. Repchick

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Brunswick Health+Rehab Center, LLC, a North Carolina LLC, with an office and 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 Shallotte Township, Brunswick County, North Carolina, known as 2090000103

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 individual owners.

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 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/or sewer) lines and making water (and/or 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 those eight inch and ten inch water mains, fire hydrants, meter vaults, and other appurtenances, as shown on those engineered plans prepared by Don Curry, P.E., and record drawings prepared by Norris & Ward Land Surveyors, with a twenty foot wide public utility easement over the water mains, as shown on the before mentioned plans and record drawings, and contained with PID #2090000103 as shown on that survey plat recorded in MC57 PG 68.

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.

  
\_\_\_\_\_  
Name of Developer

By: George S. Repchick, President  
(Name and title of Officer signing)

STATE OF ~~NORTH CAROLINA~~ OHIO

COUNTY OF ~~BRUNSWICK~~ CUYAHOGA

I, a Notary Public of the County and State aforesaid, do hereby certify that George S. Repchick personally came before me this day, and (I have personal knowledge of the identity of the principal) ~~OR (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~~ OR (a credible witness has sworn to the identity of the principal(s); and he/she acknowledged that he/~~she~~ is President of Brunswick Health & Rehab Center, LLC, a North Carolina ~~Corporation or~~ LLC and that he/~~she~~, as President, being authorized to do so, executed the foregoing on behalf of the LLC.

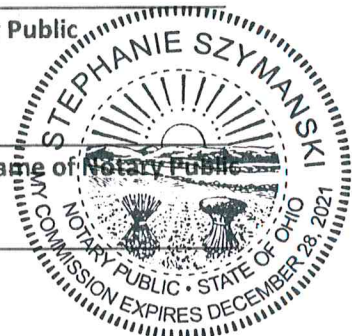
Witness my hand and official seal, this the 18<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Signature of Notary Public

(NOTARY SEAL)

\_\_\_\_\_  
Printed or Typed Name of Notary Public

My Commission Expires: \_\_\_\_\_



**ACCEPTANCE OF DEED**

This Deed of Dedication and accompanying Affidavit for \_\_\_\_\_  
was accepted by the Brunswick County Board of Commissioners on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

**Brunswick County Board of Commissioners**

\_\_\_\_\_  
**Frank Williams, Chairman**

\_\_\_\_\_  
**Andrea White**  
**Clerk to the Board**

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STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

AFFIDAVIT

Brunswick Health + Rehab Center, LLC, a North Carolina LLC, 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 in Shalotte Township, Brunswick County, North Carolina, known as N/A Subdivision, containing lots numbered — thru —, 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/or sewer lines) under and along the road right-of-ways property hereinafter described and referenced:

All of those eight inch and ten inch water mains, fire hydrants, meter vaults, and other appurtenances, as shown on those engineered plans prepared by Don Curry, P.E., and record drawings prepared by Norris & Ward Land Surveyors, with a twenty foot wide public utility easement over the water mains, as shown on the before mentioned plans and record drawings, and contained with PID #2090000103 as shown on that survey plat recorded in MC 57PG 68.

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 18<sup>th</sup> day of December, 20 17.

  
\_\_\_\_\_  
Name of Developer

By: George S. Repchick, President  
Name and Title of Officer Signing

STATE OF ~~NORTH CAROLINA~~ OHIO  
COUNTY OF ~~BRUNSWICK~~ CUYAHOGA

Signed and sworn to (or affirmed) before me this day by George S. Repchick

Date: 12/18/2017

  
\_\_\_\_\_  
Signature of Notary Public

(NOTARY SEAL)



Stephanie Szymanski  
\_\_\_\_\_  
Printed or Typed Name of Notary Public

My Commission Expires

12/28/21