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Prepared by:
John May

ID# 03-9585

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of June, 1988, by and between, CAROLINA LAKES CORPORATION, a North Carolina corporation, (hereafter "Grantor") with its principal place of business in Harnett County, North Carolina, and PATTEN CORPORATION, a Massachusetts corporation, (hereafter "Grantee") with its principal place of business at PO Box 938, North Adams, Massachusetts 01247.

HARNETT COUNTY 063484

STATE OF NORTH CAROLINA

Real Estate Excise Tax

JUN 10 '88 RB. 10737

6-10-88 999.00

HARNETT COUNTY 063483

STATE OF NORTH CAROLINA

Real Estate Excise Tax

JUN 10 '88 RB. 10737

6-10-88 999.00

HARNETT COUNTY 063482

STATE OF NORTH CAROLINA

Real Estate Excise Tax

JUN 10 '88 RB. 10737

6-10-88 999.00

HARNETT COUNTY 063485

STATE OF NORTH CAROLINA

Real Estate Excise Tax

JUN 10 '88 RB. 10737

6-10-88 999.00

HARNETT COUNTY 063486

STATE OF NORTH CAROLINA

Real Estate Excise Tax

JUN 10 '88 RB. 10737

6-10-88 506.00



HARNETT COUNTY, N. C.
 FILED DATE 6-10-88 TIME 1:41 pm
 BOOK 858 PAGE 982-988
 REGISTER OF DEEDS
 GAYLE P. HOLDER

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The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in/near the City of Sanford, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

See Schedule "A" attached hereto and herein incorporated by reference.

The above described property is being conveyed subject to the exceptions herein set forth, the lien for 1988 Harnett County ad valorem property tax, the rights and obligations set forth in the restrictive covenants running with the property as recorded in the Harnett County Registry, easements of record affecting title to the subject property as recorded in the Harnett County Registry, and the zoning ordinances for Harnett County affecting title to the property.

Together with a non-exclusive easement for access from the property herein described to State Road 1237 over the streets shown on the plats referenced in Schedule "A" attached hereto.

Subject to the Lease Agreement with Carolina Lakes Property Owners Association, Inc., together with all rights, title, and interest of Grantor in and to all streets, roads, and avenues, open or proposed, and to all land, if any, lying in the bed of any street, road, or avenue, open or proposed, as is shown on various maps and plats of Carolina Lakes Subdivision as set forth in the description herein attached as Schedule "A."

The above described property is also subject to appropriate easements for water and sewer utility services as required to provide such services to the property herein described by the Grantor herein.

The property hereinabove described was acquired by Grantor as shown on the recorded plats.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal or a reasonable facsimile thereof to be hereunto affixed or impressed by authority of its Board of Directors, the day and year first above written.

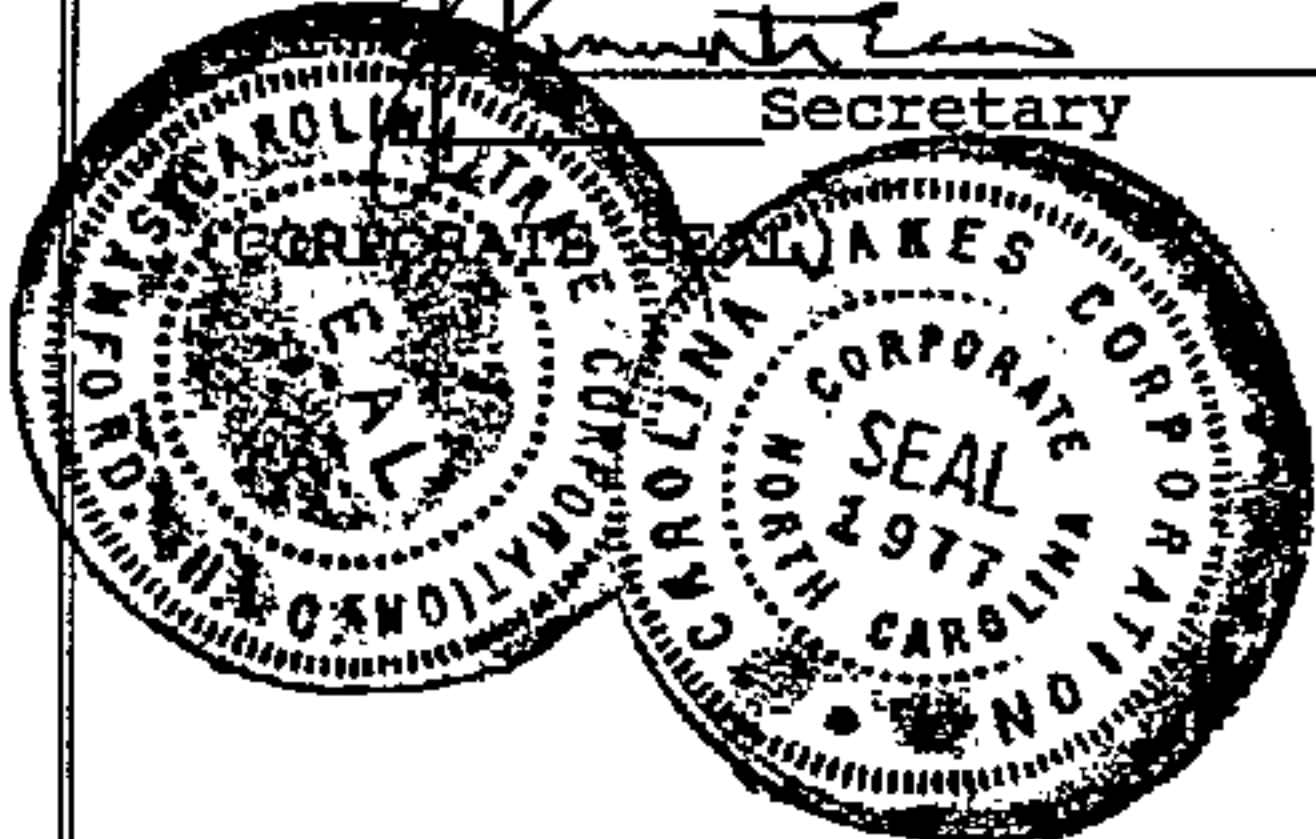
CAROLINA LAKES CORPORATION

By:

William J. Bruner
President

ATTEST:

Ann Mathews
Secretary



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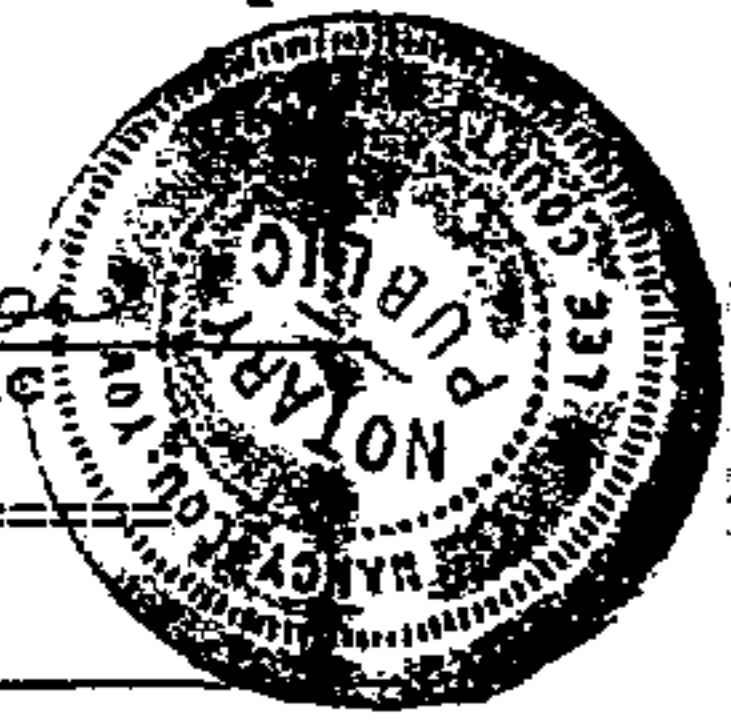
NORTH CAROLINA Lee COUNTY

I, Notary Public of the County and State aforesaid, certify that Kenneth East personally came before me this day and acknowledged that he is Secretary of CAROLINA LAKES CORPORATION, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and official stamp or seal, this 9 day of June, 1988.

My commission expires: May 23, 1990

Nancy Lou Gou
Notary Public



The foregoing Certificate(s) of Nancy Lou Gou

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Stanley P. Holder REGISTER OF DEEDS Harnett COUNTY
By Kimberly S. Ferguson Deputy/Assistant Register of Deeds

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RECORDED

SCHEDULE "A"

Lot descriptions to be provided.

SCHEDULE A.

TRACT ONE: BEING ALL OF LOT NO. 8, BLOCK A, according to the map of Carolina Lakes recorded in the Office of the Register of Deeds of Harnett County in Map Book 23, Page 94. Reference to said map is hereby made for greater certainty of description.

TRACT TWO: BEING ALL OF LOT NO. 86, BLOCK D, according to the map of Carolina Lakes recorded in the Office of the Register of Deeds of Harnett County in Map Book 23, Page 97. Reference to said map is hereby made for greater certainty of description.

TRACT THREE: BEING ALL OF LOTS NOS. 1, 2, 3 and 4, BLOCK E, according to the map of Carolina Lakes recorded in the Office of the Register of Deeds of Harnett County in Map Book 23, Page 98. Reference to said map is hereby made for greater certainty of description.

TRACT FOUR: BEING ALL OF LOTS NOS. 34 and 35, BLOCK H, according to the map of Carolina Lakes, Phase Two, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet 1, Slide 79. Reference to said map is hereby made for greater certainty of description.

TRACT FIVE: BEING ALL OF LOT NO. 26, BLOCK I, according to the map of Carolina Lakes, Phase Two, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet 1, Slide 80. Reference to said map is hereby made for greater certainty of description.

TRACT SIX: BEING ALL OF LOTS NOS. 77, 89, 91, 92, and 106, BLOCK K, according to the map of Carolina Lakes, Phase Four, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet 2, Slide 135. Reference to said map is hereby made for greater certainty of description.

TRACT SEVEN: BEING ALL OF LOTS NOS. 1, 7, 9, 15, 16, 17, 18, 19, 20, 21, 22, 28, 30, 31, 32, 38, 42, 44, 46, 47, 48, 49, 50, 52, 53, 54, 55, 56, 57, 58 and 59, BLOCK L, according to the map of Carolina Lakes, Phase Five, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet C, Slide 174-B. Reference to said map is hereby made for greater certainty of description.

TRACT EIGHT: BEING ALL OF LOTS NOS. 84 and 85, BLOCK M, according to the map of Carolina Lakes, Phase Five, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet C, Slide 135-A. Reference to said map is hereby made for greater certainty of description.

TRACT NINE: BEING ALL OF LOTS NOS. 109, 170, 173 and 178, BLOCK N, according to the map of Carolina Lakes, Phase Five, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet C, Slide 134-B. Reference to said map is hereby made for greater certainty of description.

TRACT TEN: BEING ALL OF LOTS NOS. 127, 128, 151, 152 and 158, BLOCK O, according to the map of Carolina Lakes, Phase Five, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet C, Slide 134-C. Reference to said map is hereby made for greater certainty of description.

TRACT ELEVEN: BEING ALL OF LOTS NOS. 232 through 319 inclusive, BLOCK P, according to the map of Carolina Lakes, Phase Six, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet D, Slide 6-B(B). Reference to said map is hereby made for greater certainty of description.

TRACT TWELVE: BEING ALL OF LOTS NOS. 320 through 401 inclusive, BLOCK Q, according to the map of Carolina Lakes, Phase Six, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet D, Slide 6-B(C). Reference to said map is hereby made for greater certainty of description.

SCHEDULE A

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TRACT THIRTEEN: BEING ALL OF LOTS NOS. 402 through 489 inclusive, BLOCK R, according to the map of Carolina Lakes, Phase Six, recorded in the Office of the Register of Deeds of Harnett County in Plat Cabinet D, Slide 6-B(D). Reference to said map is hereby made for greater certainty of description.

TRACT FOURTEEN: BEING ALL OF THAT 488.471 acre tract as shown on map entitled "Land Survey for Carolina Lakes Corporation" by Bill Kennedy, Jr., Associates, dated May 13, 1988, and recorded in Plat Cabinet D, Slide 31-A, Harnett County Registry. Reference to said map is hereby made for greater certainty of description.

SAVE AND EXCEPT the following parcel of Land:

Commencing at N. C. Grid Station Cook, Station 1200 (Y = 554,946.60, X = 1,979,351.00); thence South 76 degrees 05 minutes 30 seconds East (Geodetic) 1503.29 feet to the point of BEGINNING, a yellow railroad rail found; thence North 53 degrees 27 minutes 37 seconds West 33.31 feet to a yellow railroad rail found; thence North 52 degrees 57 minutes 05 seconds West 1420.92 feet to a set iron pipe on the eastern right-of-way of State Road No. 1293; thence with said eastern right-of-way North 35 degrees 36 minutes 09 seconds East 30.31 feet to a set iron pipe on said eastern right-of-way; thence South 52 degrees 57 minutes 05 seconds East 1454.99 feet to a set iron pipe; thence South 37 degrees 02 minutes 55 seconds West 30.00 feet to the point of BEGINNING, and containing 1.012 acres, more or less, and being a portion of that 488.471 acre tract as shown on map recorded in Plat Cabinet D, Slide 31-A, Harnett County Registry.

TRACT FIFTEEN: BEING ALL OF THAT 0.163 acre tract designated as "Sales Office" and ALL OF THAT 0.051 acre tract designated as "Sales Office Parking" as shown on map entitled "Land Survey for Carolina Lakes Corporation" by Bill Kennedy, Jr. Associates, dated May 12, 1988, and recorded in Plat Cabinet D, Slide 31-B, Harnett County Registry. Reference to said map is hereby made for greater certainty of description.

TRACT SIXTEEN: BEING ALL OF THAT 183.893 acre tract as shown on map entitled "Property Survey for Carolina Lakes Corporation" by Bill Kennedy, Jr. Associates, dated May 10, 1988, and recorded in Plat Cabinet D, Slide 31-C, Harnett County Registry. Reference to said map is hereby made for greater certainty of description.

SAVE AND EXCEPT the following parcel of Land:

Commencing at N. C. Grid Station Cook, Station 1200 (Y = 554,946.60, X = 1,979,351.00); thence North 08 degrees 43 minutes 52 seconds West (Geodetic) 862.25 feet to a yellow railroad rail found, the point of BEGINNING; thence South 52 degrees 57 minutes 05 seconds East 496.53 feet to a set iron pipe on the western right-of-way of State Road No. 1293; thence with said western right-of-way line North 35 degrees 25 minutes 19 seconds East 30.01 feet to a set iron pipe; thence North 52 degrees 57 minutes 05 seconds West 545.59 feet to a set iron pipe; thence South 21 degrees 56 minutes 38 seconds East 58.24 feet to the point of BEGINNING, containing 0.359 acres, more or less, and being a portion of that 183.893 acre tract as shown on map recorded in Plat Cabinet D, Slide 31-C, Harnett County Registry.

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GAYE P. HOLDER
REGISTER OF DEEDS
HARNETT COUNTY, NC

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