

Drawn by: W. Woods Doster (Staton, Perkinson, Doster, Post, Silverman & Associates)
Mail To: Mr. Pat Felton, President
Carolina Lakes Property Owners Association, Inc.
Route 6, Box 1
Sanford, NC 27330

03464

FILED
BOOK 1600 PAGE 905-907
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GAYLE P. HOLDER
REGISTER OF DEEDS
HARNETT COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made this 30th day of March, 1993, by and between CAROLINA LAKES CORPORATION, a corporation organized and existing under the laws of the State of North Carolina with its principal place of business at Route 6, Sanford, NC (hereinafter referred to as "Grantor"); and CAROLINA LAKES PROPERTY OWNERS ASSOCIATION, INC., a not for profit corporation organized and existing under the laws of the State of North Carolina with its principal place of business located at the Carolina Lakes Club House, Route 6, Sanford, NC (hereinafter referred to as the "Grantee").

WITNESSETH:

The Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency of which is herewith acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that interest in property on a certain parcel of land situated in Barbecue Township, Harnett County, North Carolina, and more particularly described as follows:

All easements, licenses, rights-of-way and other property rights or interests retained by the Grantor in the Statement of Reservations and Restrictions for Phases 1 through 6 of the Carolina Lakes Subdivision. These Reservations and Restrictions are recorded in Book 693, Page 777; Book 704, Page 401; Book 731, Page 541; Book 766, Page 908; Book 815, Page 336; and Book 822, Page 180; of the Harnett County Public Registry; and in the Right of First Refusal Agreement recorded in Book 857, Page 294, of the Harnett County Public Registry including but not limited to existing utility easements along the lot lines and over the common areas as set forth in the above referenced documents.

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TRANSFER RECORDED IN THE
OFFICE OF HARNETT COUNTY
TAX SUPERVISOR

ON Parcel #

BY Pat Felton



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There is excepted from the above-described property rights herein conveyed any easements, licenses, rights-of-way or other property rights which the Grantor has previously conveyed at any time prior to this Deed to any person, partnership or corporation, which conveyances are recorded in the Harnett County Public Registry prior to the recordation of this instrument.

The property herein described is being conveyed in an "as is, where is" condition without any obligation for further maintenance, if any, on the part of the Grantor.

TO HAVE AND TO HOLD the aforesaid interest in land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

IN WITNESS WHEREOF, the Grantor 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 hereto affixed or impressed by authority of its Board of Directors, the day and year first above written.



CAROLINA LAKES CORPORATION

By: William B. Burns, Jr.
President

ATTEST:

By: Ann Lougan
Asst Secretary

NORTH CAROLINA

Lee COUNTY

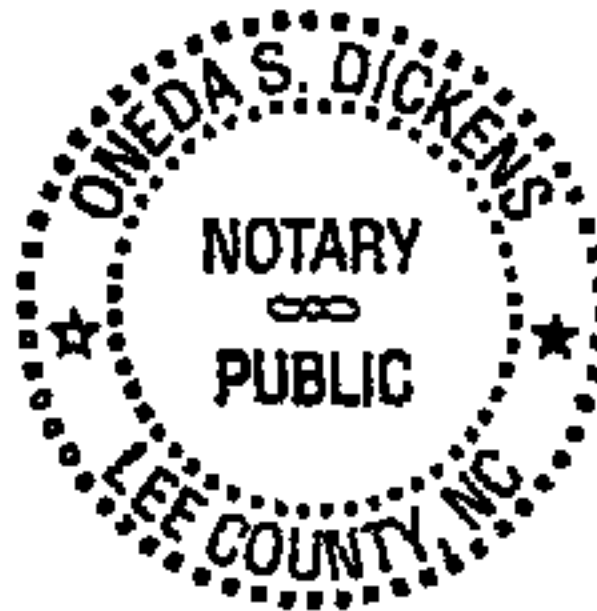
I, Oneda S. Dickens, a Notary Public of the County and State aforesaid, certify that Nancy Lou Yow personally came before me this day and acknowledged that she is Asst. Secretary of CAROLINA LAKES CORPORATION, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by herself as its Asst. Secretary.

WITNESS my hand and official stamp or seal, this 30th day of March, 1993.

Oneda S. Dickens
Notary Public

My commission expires: October 25, 1996

nj2-carolks.dcd



HARNETT COUNTY, N. C.
FILED DATE 4-1-93 TIME 2:17pm
BOOK 1000 PAGE 905-907
REGISTER OF DEEDS
GAYLE P. HOLDER

North Carolina — Harnett County
The foregoing certificate(s) of Oneda S. Dickens
Dickens, Inc Co
Notary Public (Notaries Public) is/are certified to be correct. This instrument was presented for registration and recorded in this office at Book 1000 page 905-907
This 1 day of April, 1993 at 2:17 o'clock P. M.

Gayle P. Holder
Register of Deeds — Asst. Deputy