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BOOK 201 PAGE 515-518

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HARNETT COUNTY NC

04/25/97

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Parcel #03-9585-02-0100

STATE OF NORTH CAROLINA

\$1000.00  
\$1000.00  
Real Estate  
Excise Tax

GAYLE R. HOLDER  
REGISTER OF DEEDS  
HARNETT COUNTY, NC

9705736

This instrument prepared by Rhonda H. Ennis, Attorney, P.O. Box 1102, Lillington, NC 27546

NORTH CAROLINA

NORTH CAROLINA GENERAL WARRANTY DEED

HARNETT COUNTY

THIS DEED made this 21<sup>st</sup> day of April, 1997, by and between Bluegreen Corporation d/b/a Bluegreen Patten Corporation f/k/a Patten Corporation, 5295 Town Center Road, Suite 400, Boca Raton Fl 33486, Grantor, and Carletta R. Cagle, owning a 99/100 interest, and Hugh Michael Cagle, owning a 1/100 interest, Route 2, Box 173, Cameron, NC 28326, Grantee;

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

WITNESSETH:

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

TRACT ONE:

BEGINNING at a point in the boundary line of Bluegreen Corporation, said beginning point being located South 28 degrees 08 minutes 56 seconds East 293.01 feet from the southernmost corner of Lot 65, Block S, Carolina Lakes Subdivision, and running thence North 41 degrees 48 minutes 41 seconds East 146.93 feet to Lake Carolina; thence with Lake Carolina North 33 degrees 41 minutes 15 seconds East 82.90 feet; thence North 13 degrees 41 minutes 40 seconds East 150.06 feet; thence North 12 degrees 29 minutes 13 seconds East 66.49 feet; thence North 03 degrees 25 minutes 39 seconds East 70.78 feet; thence North 44 degrees 36 minutes 54 seconds East 121.82 feet; thence North 29 degrees 01 minutes 10 seconds East 157.98 feet; thence North 50 degrees 44 minutes 22 seconds East 117.80 feet; thence North 25 degrees 44 minutes 42 seconds East 57.70 feet; thence North 00 degree 23 minutes 48 seconds West 118.18 feet; thence North 40 degrees 34 minutes 18 seconds East 73.78 feet; thence South 77 degrees 51 minutes 10 seconds East 53.50 feet; thence South 41 degrees 05 minutes 46 seconds East 137.76 feet; thence South 03 degrees 40 minutes 02 seconds East 81.72 feet; thence North 80 degrees 55 minutes 36 seconds East 25.62 feet; thence North 08 degrees 26 minutes 56 seconds East 66.98 feet; thence North 02 degrees 53 minutes 50 seconds East 141.40 feet; thence North 33 degrees 41 minutes 57 seconds East 39.32 feet; thence North 66 degrees 50 minutes 57 seconds East 108.46 feet thence South 77 degrees 05 minutes 15 seconds East 259.70 feet; thence North 49 degrees 18 minutes 47 seconds East 128.92 feet; thence North 01 degree 00 minute 30 seconds West 125.51 feet; thence North 57 degrees 27 minutes 45 seconds East 86.24 feet; thence North 07 degrees 40 minutes 38 seconds East 211.13 feet; thence North 47 degrees 33 minutes 54 seconds East 227.45 feet; thence North 80 degrees 44 minutes 02 seconds East

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140.61 feet; thence North 75 degrees 40 minutes 34 seconds East 148.42 feet; thence South 87 degrees 27 minutes 30 seconds East 184.41 feet; thence North 66 degrees 18 minutes 32 seconds East 194.41 feet; thence South 83 degrees 01 minute 22 seconds East 91.77 feet; thence South 47 degrees 56 minutes 29 seconds East 128.42 feet; thence South 27 degrees 57 minutes 30 seconds East 102.91 feet; thence South 81 degrees 34 minutes 07 seconds East 80.59 feet; thence North 13 degrees 03 minutes 02 seconds East 109.32 feet; thence North 83 degrees 21 minutes 28 seconds East 236.29 feet; thence South 74 degrees 16 minute 02 seconds East 343.90 feet; thence South 13 degrees 05 minutes 43 seconds East 84.68 feet; thence South 40 degrees 45 minutes 13 seconds West 399.72 feet; thence South 41 degrees 16 minutes 34 seconds West 63.18 feet; thence South 35 degrees 27 minutes 48 seconds East 83.68 feet; thence South 60 degrees 09 minutes 48 seconds East 64.10 feet; thence North 77 degrees 17 minutes 24 seconds East 96.87 feet; thence North 72 degrees 45 minutes 33 seconds East 393.01 feet; thence North 55 degrees 46 minutes 03 seconds East 177.43 feet; thence North 72 degrees 07 minutes 36 seconds East 201.53 feet; thence South 34 degrees 03 minutes 17 seconds East 192.52 feet; thence South 19 degrees 10 minutes 17 seconds West 57.55 feet; thence South 36 degrees 25 minutes 09 seconds East 146.42 feet; thence South 56 degrees 08 minutes 23 seconds East 171.59 feet; thence South 20 degrees 07 minutes 10 seconds East 88.51 feet; thence South 47 degrees 02 minutes 40 seconds East 177.44 feet; thence South 34 degrees 40 minutes 19 seconds East 143.30 feet; thence South 25 degrees 02 minutes 22 seconds West 107.22 feet; thence South 44 degrees 31 minutes 25 seconds West 82.79 feet; thence South 81 degrees 09 minutes 39 seconds West 86.00 feet; thence South 65 degrees 42 minutes 08 seconds West 182.79 feet; thence South 60 degrees 18 minutes 26 seconds West 291.20 feet; thence South 61 degrees 06 minutes 29 seconds West 468.29 feet; thence North 06 degrees 52 minutes 49 seconds West 309.16 feet; thence South 82 degrees 35 minutes 46 seconds West 750.91 feet; thence South 07 degrees 24 minutes 14 seconds East 800.00 feet to a corner with Southwest Water and Sewer District of Harnett County as shown on the map recorded in Plat Cabinet F, Slide 284D, Harnett County Registry, said point being located in the southern boundary line of Bluegreen Corporation; thence with the southern boundary line of Bluegreen South 82 degrees 32 minutes 52 seconds West 1674.85 feet to a corner of Bluegreen; thence continuing with the boundary line of Bluegreen North 46 degrees 00 minutes 46 seconds West 1140.67 feet to the BEGINNING and containing 139.96 acres. For reference see Book 858, Page 982, Harnett County Registry.

TOGETHER WITH a non-exclusive easement for access from the property herein described to Buffalo Lakes Road (State Road #1115) over the streets shown on the plats of Carolina Lakes Subdivision recorded in the Harnett County Registry.

The above described property is being conveyed subject to all easements of record affecting title to the subject property as recorded in the Harnett County Registry.

**TRACT TWO:**

A perpetual non-exclusive right and easement for egress, ingress, and regress over and upon those certain parcels of land described as follows: all lakes, access areas, clubhouse, tennis courts, swimming pools, security gates, streets, roads, jogging trails, club dock and all other amenities, all as shown on maps of sections of Carolina Lakes, now recorded or to be recorded in the future, including without limitation to Phases I. through V. of said Carolina Lakes Subdivision.

The conveyance of the easement herein described is subject to the same rules and regulations regarding the use of such easement as exists regarding other property owners in Carolina Lakes Subdivision.

For reference see Book 944, Page 774, Harnett County Registry.

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 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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. All easements and restrictive covenants of record in the Harnett County Registry pertaining to the property conveyed herein.
2. No modular homes shall be placed on the subject property.
3. In the event the existing access gate from Phase 7, Carolina Lakes Subdivision is removed, the Grantees shall install a perimeter fence around Tract One, excepting the perimeter bordering the lake and excepting the boundary between Grantees and the Southwest Water and Sewer District property.

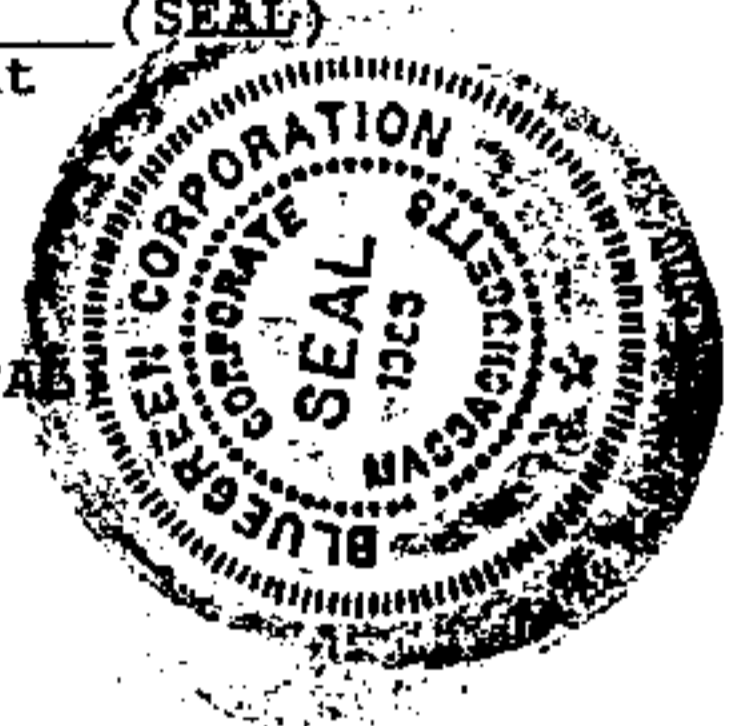
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BLUEGREEN CORPORATION D/B/A  
BLUEGREEN PATTEN CORPORATION  
F/K/A PATTEN CORPORATION

BY: [Signature] (SEAL)  
VICE President

ATTEST:  
[Signature]  
Secretary

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, a Notary Public of the County and State aforesaid, certify that PATRICK E. RONDEAU personally came before me this day and acknowledged that he is Secretary of Bluegreen Corporation d/p/a Bluegreen Patten Corporation f/k/a Patten Corporation a Massachusetts Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its VICE President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and official stamp or seal, this 18th day of April, 1997.

[Signature] (NOTARY SEAL)  
Notary Public  
My Commission Expires: \_\_\_\_\_

Notary Public, State of Florida  
JEFFREY C. LORENZ  
My Comm. Exp. Nov. 11, 1997  
Comm. No. CC 32285

North Carolina - Harnett County  
The foregoing certificate(s) of Jeffrey C. Lorenz is/are certified to be correct. This instrument was presented for registration and recorded in this office at Book 201 page 515 & 18.  
This 25 day of April, 1997  
at 424 W. Sample P. Holder  
[Signature]  
Register of Deeds - Asst. Deputy