

UNRECORDED

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2001 DEC 20 02:00:00 PM  
BK: 1571 PG: 309-313 FEE: \$14.00  
NC REVENUE STAMP: \$1,950.00  
INSTRUMENT # 2001021889

Excise Tax ~~\$1,350.00~~ 1,950.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Robert H. Jones, P. O. Box 397, Dunn, NC 28335  
This instrument was prepared by Robert H. Jones, P.O. Box 397, Dunn NC

Brief Description for the index \_\_\_\_\_

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made December 20th, 2001, by and between

GRANTOR

GRANTEE

Carletta R. Cagle, widow,  
Hugh Michael Cagle and wife,  
Linda R. Cagle  
3037 N.C. Hwy. 87 South  
Cameron, NC 28326

Carolina Lakes Development Company, LLC  
P.O. Box 2284  
Matthews, NC 28106

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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.

WITNESSETH, that the Grantor, for a 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 Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

See exhibit "A" attached.

HARNETT COUNTY TAX ID #  
03-958502-0100  
12-20-01 BY TSH

UNRECORDED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1201, Page 515-518.

A map showing the above described property is recorded in Plat Book , Page .

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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- a. General utility easements for phone and power purposes.
- b. Roadways and rights-of-way of record and those visible by inspection of the premises.
- c. Such facts as an environmental study on the subject property by an environmental engineer would reveal.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, 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.

\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_

\_\_\_\_\_  
President

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Secretary (Corporate Seal)

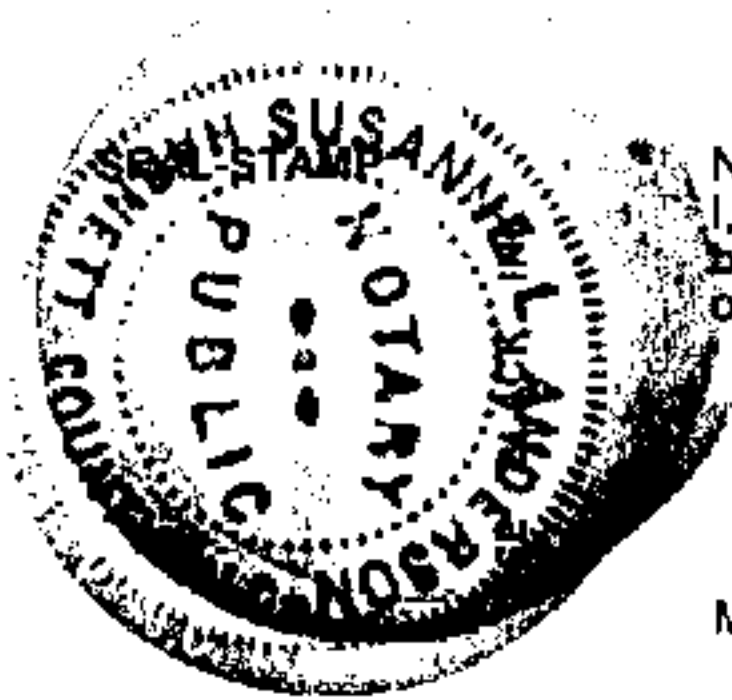
USE BLACK INK ONLY

Carletta R. Cagle (SEAL)  
Carletta R. Cagle

Hugh Michael Cagle (SEAL)  
Hugh Michael Cagle

Linda R. Cagle (SEAL)  
Linda R. Cagle

\_\_\_\_\_  
(SEAL)



NORTH CAROLINA, Harnett County.  
I, a Notary Public of the County and State aforesaid, certify that **Carletta R. Cagle**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of December, 1994.

Susanne L. Anderson  
Notary Public

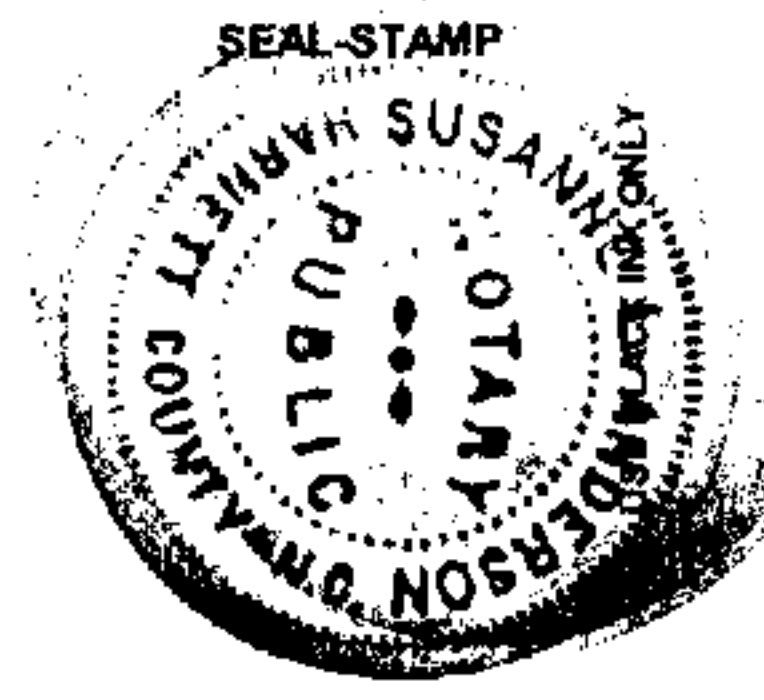
My commission expires: 3/28/05



NORTH CAROLINA, Harnett County.  
I, a Notary Public of the County and State aforesaid, certify that **Hugh Michael Cagle**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of December, 1994.

Susanne L. Anderson  
Notary Public

My commission expires: 3/28/05



NORTH CAROLINA, Harnett County.  
I, a Notary Public of the County and State aforesaid, certify that **Linda R. Cagle**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of December, 1994.

Susanne L. Anderson  
Notary Public

My commission expires: 3/28/05

EXHIBIT A

TRACT ONE:

**BEGINNING** at a point in the boundary line of Bluegreen Corporation, said beginning point being located S 28-08-56 E 293.01 feet from the southernmost corner of Lot 65, Block S, Carolina Lakes Subdivision, and running thence N 41-48-41 E 146.93 feet to Lake Carolina; thence with Lake Carolina N 33-41-15 E 82.90 feet; thence N 13-41-40 E 150.06 feet; thence N 12-29-13 E 66.49 feet; thence N 03-25-39 E 70.78 feet; thence N 44-36-34 E 121.82 feet; thence N 29-01-10 E 157.98 feet; thence N 50-44-22 E 117.80 feet; thence N 25-44-42 E 57.70 feet; thence N 00-23-48 W 118.18 feet; thence N 40-34-18 E 73.78 feet; thence S 77-51-10 E 53.50 feet; thence S 41-05-46 E 137.76 feet; thence S 03-40-02 E 81.72 feet; thence N 80-55-36 E 25.62 feet; thence N 08-26-56 E 66.98 feet; thence N 02-53-50 W 141.40 feet; thence N 33-41-57 E 39.32 feet; thence N 66-50-57 E 108.46 feet; thence S 77-05-15 E 259.70 feet; thence N 49-18-47 E 128.92 feet; thence N 01-00-30 W 125.51 feet; thence N 57-27-45 E 86.24 feet; thence N 07-40-38 E 211.13 feet; thence N 47-33-54 E 227.45 feet; thence N 80-44-02 E 140.61 feet; thence N 75-40-34 E 148.42 feet; thence S 87-27-30 E 184.41 feet; thence N 66-18-32 E 194.41 feet; thence S 83-01-22 E 91.77 feet; thence S 47-56-29 E 128.42 feet; thence S 27-57-30 E 102.91 feet; thence S 81-34-07 E 80.59 feet; thence N 13-03-02 E 109.32 feet; thence N 83-21-28 E 236.29 feet; thence S 74-16-02 E 343.90 feet; thence S 13-05-43 E 84.68 feet; thence S 40-45-13 W 399.72 feet; thence S 41-16-34 W 63.18 feet; thence S 35-27-48 E 83.68 feet; thence S 60-09-48 E 64.10 feet; thence N 77-17-24 E 96.87 feet; thence N 72-45-33 E 393.01 feet; thence N 55-46-03 E 177.43 feet; thence N 72-07-36 E 201.53 feet; thence S 34-03-17 E 192.52 feet; thence S 19-10-17 W 57.55 feet; thence S 36-25-09 E 146.42 feet; thence S 56-08-23 E 171.59 feet; thence S 20-07-10 E 88.51 feet; thence S 47-02-40 E 177.44 feet; thence S 34-40-19 E 143.30 feet; thence S 25-02-22 W 107.22 feet; thence S 44-31-25 W 82.79 feet; thence S 81-09-39 W 86.00 feet; thence S 65-42-08 W 182.79 feet; thence S 60-18-26 W 291.20 feet; thence S 61-06-29 W 468.29 feet; thence N 06-52-49 W 309.16 feet; thence S 82-35-46 W 750.91 feet; thence S 07-24-14 E 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 S 82-32-52 W 1674.85 feet to a corner of Bluegreen, thence continuing with the boundary line of Bluegreen N 46-00-46 W 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 rails, 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.

UNRECORDED



KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
COURTHOUSE  
P.O. BOX 279  
LILLINGTON, NC 27546

\*\*\*\*\*  
Filed For Registration: 12/20/2001-02:00:09 PM  
Book: RE- 1571 Page: 309-313  
Document No.: 2001021889  
DEED 5-PGS \$14.00  
NC REAL ESTATE EXCISE TAX: \$1,950.00  
Recorder: TRACY B TAYLOR  
\*\*\*\*\*

State of North Carolina, County of Harnett

The foregoing certificate of SUSANNE L. ANDERSON Notary is certified to be correct. This 20TH of December 2001

KIMBERLY S. HARGROVE, REGISTER OF DEEDS

By: Tracy B. Taylor  
Deputy/Assistant Register of Deeds  
\*\*\*\*\*

**\*2001021889\***

2001021889