



2007022412

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S HARGROVE  
HARNETT COUNTY, NC  
2007 DEC 21 01:47:19 PM  
BK 2458 PG:897-901 FEE:\$23.00  
NC REV STAMP:\$3,800.00  
INSTRUMENT # 2007022412

HARNETT COUNTY TAX ID#

910 03958502 0100

12-21-07 BY MT

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$3,800

Parcel Identifier No A portion of 9585-75-2679 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By \_\_\_\_\_

Mail/Box to ~~Hamilton Moon Stephens Steele & Martin, PLLC (GWS), 201 S College St, Suite 2020, Charlotte, NC 28244~~

This instrument was prepared by Hamilton Moon Stephens Steele & Martin, PLLC (GWS)

Brief description for the Index Approximately 68 N acres in Barbecue Township → Reaves & Reaves, PLLC  
Attorneys at Law  
PO Box 53187  
Fayetteville, NC 28305

THIS DEED made this 19th day of December, 2007, by and between

GRANTOR

GRANTEE

**CAROLINA LAKES DEVELOPMENT COMPANY, LLC**

P.O. Box 2284  
Matthews NC 28106

**VILLAGE PARK AT WINDING LANE DEVELOPMENT, LLC**

P O Box 2284  
Matthews, NC 28106-2284

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 the City of \_\_\_\_\_, Barbecue Township, Harnett County, North Carolina and more particularly described as follows

**See Exhibit A attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1571 page 309

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, other than the following exceptions

All easements, covenants, conditions, and restrictions of record and the lien of ad valorem taxes for the year 2007

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

CAROLINA LAKES DEVELOPMENT COMPANY, LLC

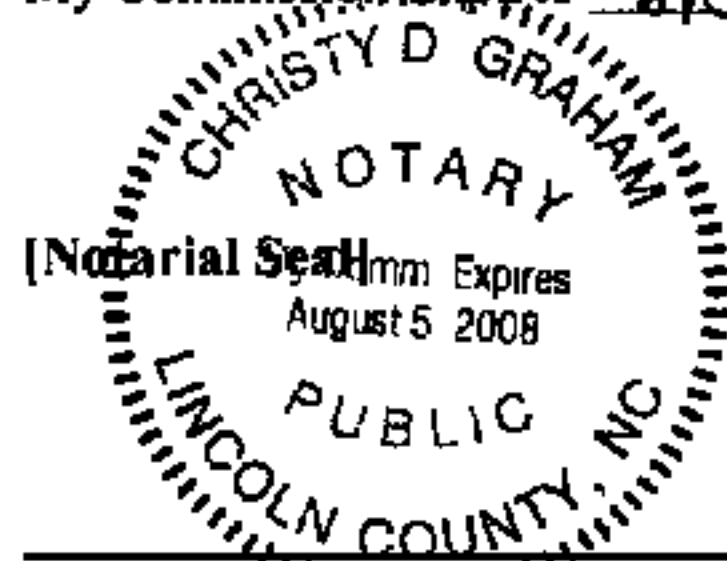
By *Bruce B. Blackmon*  
Bruce B. Blackmon, Manager

State of North Carolina County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Bruce B. Blackmon personally came before me this day and acknowledged that he is the Manager of Carolina Lakes Development Company, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19<sup>th</sup> day of December, 2007

My Commission Expires 8/5/08

*Christy D. Graham*  
Notary Public



The foregoing Certificate(s) of \_\_\_\_\_ 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

By \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant Register of Deeds

**EXHIBIT A**  
**Legal Description**

**TRACT ONE.**

BEING located in Barbecue Township, Harnett County, North Carolina, and being more particularly described as follows, as shown on that certain Boundary Survey titled "Carolina Lakes, Phase VIII, Block T (Lakeview Manor)" dated December 19, 2007 by Robert J. Bracken (PLS L-1373), Alley William Carmen & King, Inc., Sanford, NC (Project 06831) (the "Survey")

To locate the true point and place of beginning, begin at a stake marked Control Corner as shown on the Survey and located in the northeasterly corner of the property of Carolina Lakes Development Company, LLC, now or formerly, as shown on the Plat recorded in Plat Cabinet F, Slide 495 D; thence N 43d 59' 14" E, a distance of 29.87' to the southern right of way of Coachman Way (60' Private Right of Way), thence N 43d 59' 14" E, a distance of 60' to the northern right of way of Coachman Way, thence N 41d 48' 41" E, a distance of 56.99' to the Point and Place of Beginning, thence from said Beginning Point the following twenty-seven (27) courses and distances along the easterly line of the Carolina Lakes Property Owners Association property, now or formerly (PIN 9585-78-7113). (1) N 33d 48' 41" E, a distance of 82.90' to a point, (2) thence N 13d 41' 40" E, a distance of 150.06' to a point, (3) thence N 12d 29' 13" E, a distance of 66.49' to a point, (4) thence N 03d 25d 39" E, a distance of 70.78' to a point, (5) thence N 44d 36' 34" E, a distance of 121.82' to a point, (6) thence N 29d 01' 10" E, a distance of 157.98' to a point, (7) thence N 50d 44' 22" E, a distance of 117.80' to a point, (8) thence N 25d 44' 42" E, a distance of 57.70' to a point, (9) thence N 00d 23' 48" W, a distance of 118.18' to a point, (10) thence N 40d 34' 18" E, a distance of 73.78' to a point, (11) thence S 77d 51' 10" E, a distance of 53.50' to a point, (12) thence S 41d 05' 46" E, a distance of 137.76' to a point, (13) thence S 03d 40' 02" E, a distance of 81.72' to a point, (14) thence N 80d 55' 36" E, a distance of 25.62' to a point, (15) thence N 08d 26' 56" E, a distance of 66.98' to a point, (16) thence N 02d 53' 50" W, a distance of 141.40' to a point, (17) thence N 33d 41' 57" E, a distance of 39.32' to a point, (18) thence N 66d 50' 57" E, a distance of 108.46' to a point, (19) thence S 77d 05' 15" E, a distance of 259.70' to a point, (20) thence N 49d 18' 47" E, a distance of 128.92' to a point, (21) thence N 01d 00' 30" W, a distance of 125.51' to a point, (22) thence N 57d 27' 45" E, a distance of 86.24' to a point, (23) thence N 07d 40' 38" E, a distance of 211.13' to a point, (24) thence N 47d 33' 54" E, a distance of 227.45' to a point, (25) thence N 80d 44' 02" E, a distance of 140.61' to a point, (26) thence N 75d 40' 34" E, a distance of 148.42' to a point, (27) thence S 87d 27' 30" E, a distance of 184.41' to a point, thence the following thirteen (13) courses and distances along the westerly boundar of a portion of the the Carolina Lakes Development Company, LLC property, now or formerly (see Deed Book 1571, Page 309). (1) S 11d 45d 54" W, a distance of 900.63' to a point, (2) thence S 26d 18d 36" E, a distance of 100.00' to a point, (3) thence N 63d 41d 24" E, a distance of 34.93' to a point,

(4) thence S 26d 18d 36" E, a distance of 60 00' to a point, (5) thence S 26d 18d 36" E, a distance of 143.66' to a point, (6) thence N 75d 12d 49" E, a distance of 63 56' to a point, (7) thence N 85d 03d 07" E, a distance of 329.73' to a point, (8) thence S 05d 25d 50" E, a distance of 125 24' to a point, (9) thence N 82d 35d 46" E, a distance of 42 69' to a point, (10) thence S 07d 24d 14" E, a distance of 60.00' to a point, (11) thence S 07d 24d 14" E, a distance of 200 00' to a point, (12) thence N 82d 35d 46" E, a distance of 12 92' to a point, (13) thence S 07d 24d 14" E, a distance of 800.00' to a point; thence, the along the northerly line of the Cagle property, now or formerly (PIN 9585-62-8794) and the Southwest Water and Sewer property, now or formerly (PIN 9585-64-8390), S 82d 32d 52" W, a distance of 935.00' to a point; thence the followign eight (8) courses and distances along the Carolina Lakes Development Company, LLC property, now or formerly (see Plat recorded in Plat Cabinet F, Slide 495 D) (1) N 07d 24d 14" W, a distance of 230 79' to a point, (2) thence N 05d 44d 04" W, a distance of 85 08' to a point, (3) thence N 07d 24d 14" W, a distance of 134.60' to a point, (4) thence S 82d 35d 46" W a distance of 60.00' to a point, (5) thence S 82d 35d 46" W, a distance of 473 75' to a point, (6) thence N 45d 59d 12" W, a distance of 555 06' to a point, (7) thence N 75d 23d 58" W, a distance of 247.74' to a point, (8) thence S 84d 56d 22" W, a distance of 233.45' to the Point and Place of Beginning and containing 68.11± acres all as shown on the Survey, and being a portion of that tract previously recorded in Deed Book 1571, Page 309 Harnett County Register of Deeds

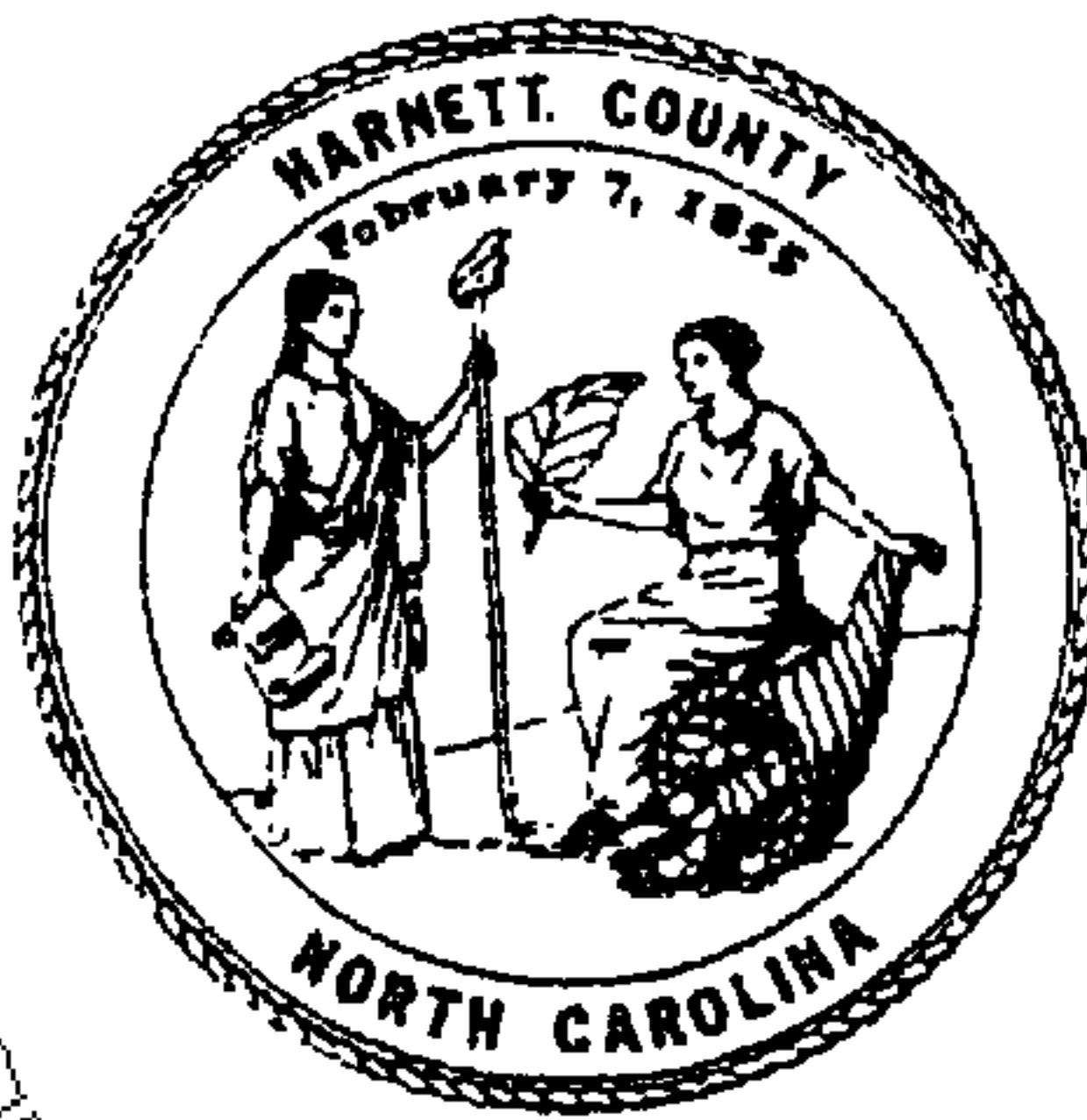
TOGETHER WITH a non-exclusive easement for access from and to the property described herein to Buffalo Lakes Road (State Road #1115) over (i) the streets shown on the plats of Carolina Lakes Subdivision recorded in the Harnett County Registry (see rights granted in Deed Book 1571, Page 309) and (ii) the private street known as Carolina Way as shown on the Plat recorded in Plat Cabinet F, Slide 495 D and currently owned by Carolina Lakes Development Company, LLC.

#### **TRACT 2:**

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 regulation regarding the use of such easemetrn as exists regarding other property owners in Carolina Lakes Subdivision.

See Deed recorded in Book 1571, Page 309, Harnett County Registry



KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

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Filed For Registration: 12/21/2007 01:47:19 PM

Book: RE 2458 Page: 897-901

Document No.: 2007022412

DEED 5 PGS \$23.00

NC REAL ESTATE EXCISE TAX: \$3,800.00

Recorder: SHARON K FURR

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

**DO NOT DISCARD**

**\*2007022412\***

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