

Prepared by: Rebecca F. Person, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

DEED OF DEDICATION

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the 18th day of December 2024 by and between THE TIDES OF SHALLOTTE, LLC, a North Carolina limited liability company, with an office and place of business in Cumberland County, North Carolina, party of the first part, hereinafter referred to as "Developer", and the TOWN OF SHALLOTTE, a governmental entity created and existing under the laws of the State of North Carolina, whose mailing address is P.O. Box 2287, Shallotte, NC 28459, party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That whereas Developer is the owner and developer of a tract or parcel located in Lockwood Folly Township, Brunswick County, North Carolina, known as The Tides apartment complex (the "Project");

And whereas Developer has caused to be installed a sewer lift pump station within the Project hereinafter described and referenced;

And whereas Developer wishes to obtain sewer from Grantee for the property and to make sewer service from Grantee's system available to the Project;

And whereas Grantee has adopted through appropriate resolution stated policy regarding sewer systems under the terms of which, among other things, in order to obtain sewer for said Project, Developer must convey title to the sewer distribution system to Grantee through an instrument of dedication acceptable to Grantee;

NOW, THEREFORE, Developer, in consideration of Grantee accepting said sewer lift pump station and making sewer available to said Project, has conveyed by these presents does hereby convey to Grantee, its lawful successors and assigns, the following described property:

BEING all of that certain parcel of land consisting of 0.52 acres, more or less, parcel ID number 1980001915, depicted as "Existing Sewer Lift Station" and "Proposed Utility Parcel" on plat of survey entitled "EXEMPT SUBDIVISION PLAT FOR CAVINESS & CATES PROPERTY OF THE TIDES OF SHALOTTE, LLC" recorded in Plat Book 161, Page 45 of the Brunswick County, NC, Registry. And being a portion of the property owned by Developer described in deed recorded in Book 4810, Page 410, of the Brunswick County Registry;

TOGETHER WITH non-exclusive easements over, along and upon (a) the area depicted as "Proposed 20' Access & Utility Easement" on plat of survey entitled "EXEMPT SUBDIVISION PLAT FOR CAVINESS & CATES PROPERTY OF THE TIDES OF SHALOTTE, LLC" recorded in Plat Book 161, Page 45 of the Brunswick County, NC, Registry and (b) the area of the streets and cul-de-sacs depicted on the maps and serving the areas referenced above for purposes of entry into the Project for maintenance, repair, and upkeep of the sewer lift pump station and for connecting the same to the property developed or to be developed lying adjacent to said streets and cul-de-sacs reserving unto Developer, its successor and assigns, equal rights of easement and easement over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such utilities as may be required for the development of said Project, including, but not limited to, electric, gas, telephone, cable and sewer. And Developer does hereby covenant that it is seized of said sewer lift pump station and equipment and property rights described above in fee simple and has the right to convey the same in fee simple, that the same are free and clear of encumbrances, and that it will warrant and defend the title to the same against all persons whomsoever.

TO HAVE AND TO HOLD said sewer lift pump station above described together with the privileges and appurtenances thereto belonging to Grantee forever.

Developer warrants to Grantee that the system herein conveyed is of good quality and free from faults and defects, and conforms to as-built drawings. Developer warrants said system for a period of one (1) year from the date of recording this Deed of Dedication in the office of the Brunswick County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

THE TIDES OF SHALLOTTE, LLC

By: _____

Name: J. Patrick Raynor

Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I, a Notary Public of the County and State aforesaid, do hereby certify that J. PATRICK RAYNOR personally came before me this day, and (I have personal knowledge of the identity of the principal) OR (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____) and he acknowledged that he is Manager of THE TIDES OF SHALLOTTE, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of THE TIDES OF SHALLOTTE, LLC. Witness my hand and official seal, this _____ day of _____, 2025.

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires:

AFFIX NOTARIAL SEAL OR STAMP

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for THE TIDES OF SHALLOTTE, LLC was accepted by the Town of Shallotte Board of Alderman on the _____ day of _____, 2025.

Town of Shallotte Board of Alderman

Walt Eccard, Mayor

Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: _____

Date: _____

Notary Public

Printed or Typed Name of Notary Public

My commission expires: _____

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: _____

Date: _____

Notary Public

Printed or Typed Name of Notary Public

My commission expires: _____