

Prepared by:

Michael R. Ganley, Attorney
Bagwell Holt Smith P.A.
111 Cloister Court, Ste. 200
Chapel Hill, NC 27514

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

DEED OF DEDICATION

THIS DEED, made and entered into this 20th day of May, 2025, by and between **DR HORTON, INC.**, a Delaware corporation, 4049 Belle Terre Blvd., Myrtle Beach, SC 29579, party of the first part, hereinafter referred to as "Developer", Grantor and **TOWN OF SHALLOTTE**, a governmental entity created and existing under the laws of the State of North Carolina, 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 Shallotte Township, Brunswick County, North Carolina, known as:

- (a) The Meadows at Wildwood Village, Lots 101 through 127, Phase 1A, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1A The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 30, Brunswick County Registry;
- (b) The Meadows at Wildwood Village, Lots 116 through 122 and Lots 135 through 150, Phase 1B, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1B The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 33, Brunswick County Registry; and
- (c) The Meadows at Wildwood Village, Lots 201 through 265, Phase 2, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 2 The Meadows at Wildwood

Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 146 at Page 27, Brunswick County Registry;

And whereas Developer has caused to be installed sewer service lines and related equipment under and along the road rights-of-way hereinafter described and referenced;

And whereas Developer wishes to obtain sewer services from Grantee for "The Meadows at Wildwood Village, Lots 101 through 127, Phase 1A;"; The Meadows at Wildwood Village, Lots 116 through 122 and Lots 135 through 150, Phase 1B," and "The Meadows at Wildwood Village, Lots 201 through 265, Phase 2", and to make such services from Grantee's systems available to the individual lot owners of said subdivision in said Phase thereof;

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

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

ITEM ONE

All of the sewer service lines, and related equipment located under, along and within the road, street, and cul-de-sac rights-of-way shown on the plats thereof being more particularly described as follows: "Sewer Record Drawing of Phase 1A The Meadows at Wildwood Village", "Sewer Record Drawing of Phase 1B The Meadows at Wildwood Village", and "Sewer Record Drawing of Phase 2 The Meadows at Wildwood Village", prepared by Gaston Wayne Shelley, Professional Land Surveyor, consisting of one page, copies of which are attached hereto and incorporated herein by reference as Exhibit A.

ITEM TWO

Non-exclusive easements over, along and upon the entire area of the streets and cul- de-sacs depicted on the plat(s) and serving the area referenced in Item One, above, for purposes of entry into the subdivision for maintenance, repair and upkeep of the sewer collection and sewer systems, and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs. Reserving unto Developer, its successors and assigns, equal rights of easement and access over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such other utilities and for such other purposes as may be required for the development and maintenance of said subdivision. The streets and cul-de-sacs are more fully described in survey plats dated May 18th, 2022 entitled "Subdivision Plat of Phase 1A The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 30, Brunswick County Registry; "Subdivision Plat of Phase 1B The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 33, Brunswick County Registry; and "Subdivision Plat of Phase 2 The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 146 at Page 27, Brunswick County Registry.

TO HAVE AND TO HOLD said sewer service lines, related equipment and easements described above, together with the privileges and appurtenances thereto belonging to Grantee forever.

DEVELOPER does hereby covenant that it is seized of said sewer service lines, and related equipment 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.

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

D. R. Horton, Inc.

By: _____

Devon K. Lloyd, Division President

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, Sharon B. Weisgerber, a Notary Public of the County and State aforesaid, certify that Devon K. Lloyd, personally came before me this day and acknowledged that he is the Division President of D.R. Horton, Inc., and that she, as Division President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the 20th day of May, 2025.

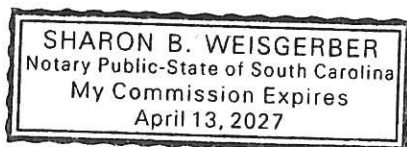
Sharon B. Weisgerber

Notary Public Signature

Sharon B. Weisgerber

Notary Printed Name

My Commission Expires: April 13, 2027



Prepared by:

Michael R. Ganley, Attorney
Bagwell Holt Smith P.A.
111 Cloister Court, Ste. 200
Chapel Hill, NC 27514

STATE OF NORTH CAROLINA

AFFIDAVIT

COUNTY OF BRUNSWICK

This Affidavit, made and entered into this the 20th day of May, 2025, by D.R. Horton, Inc., a Delaware corporation, 4049 Belle Terre Blvd., Myrtle Beach, SC 29579, hereinafter referred to as Affiant, who, being first duly sworn, hereby deposes and says under oath as follows:

1. That D.R. Horton, Inc. is the owner of certain property located in Shallotte Township, Brunswick County, North Carolina, known as:

- (a) The Meadows at Wildwood Village, Lots 101 through 127, Phase 1A, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1A The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 30, Brunswick County Registry;
- (b) The Meadows at Wildwood Village, Lots 116 through 122 and Lots 135 through 150, Phase 1B, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1B The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 33, Brunswick County Registry; and
- (c) The Meadows at Wildwood Village, Lots 201 through 265, Phase 2, as shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 2 The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 146 at Page 27, Brunswick County Registry.

2. That it has caused to be installed sewer collection lines and related equipment in Phase 1A, Phase 1B and Phase 2 described as follows:

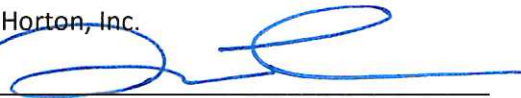
All of the sewer service lines, and related equipment located under, along and within the road, street, and cul-de-sac rights-of-way shown on the plats thereof being more particularly described as follows: "Sewer Record Drawing of Phase 1A The Meadows at Wildwood Village ", prepared by Thomas & Hutton Engineering Co. NCPLS No., consisting of two pages, "Sewer Record Drawing of Phase 1B The Meadows at Wildwood Village ", prepared by Thomas & Hutton Engineering Co. NCPLS No., consisting of three pages, and "Sewer Record Drawing of Phase 2 The Meadows at Wildwood Village ", prepared by Thomas & Hutton Engineering Co. NCPLS No., consisting of three pages, copies of which are attached hereto and incorporated herein by reference as Exhibit A.

3. All the work which has been performed in the construction and installation of said sewer collection lines and related equipment described in paragraph 2, above, has been fully paid for and there are now no liens of any kind including any lien for labor or material against the subdivision property which would in any way jeopardize title of Affiant to the property in said subdivision nor are there any legal actions pending against Affiant or any contractor arising out of any work performed in said subdivision or the sidewalks, sewer lines or related equipment installed therein which would in any way jeopardize title to the subdivision or the sidewalks, sewer lift station, sewer collection lines or related equipment located therein.

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

IN WITNESS WHEREOF, the Affiant has caused this instrument to be duly executed by its authorized officer(s), this 20th day of May, 2025.

DR Horton, Inc.

By: 

Devon K. Lloyd, Division President

STATE OF SOUTH CAROLINA

COUNTY OF HORRY COUNTY

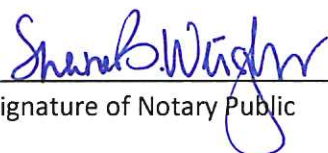
Signed and sworn to (or affirmed) before me this day by Devon K. Lloyd.

Date: May 20, 2025

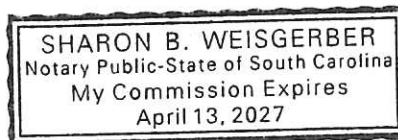
(NOTARY SEAL)



My Commission Expires:


Signature of Notary Public

Sharon B. Weisgerber
Printed or Typed Name of Notary Public



SEWER INDEMNITY AGREEMENT

This Agreement made this the 20th day of May, 2025 between D.R. Horton, Inc., hereinafter Developer, and the Town of Shallotte, a governmental entity, duly organized under the Constitution and laws of North Carolina, hereinafter Town,

Whereas, the Developer has declared an intention to or has constructed a new sewer system to serve a property generally known as Meadows at Wildwood Village Phases 1A, 1B and 2, and has made provision for the use of this sewer system to supply the current and future needs of its development goals, and it is the intention of the Developer and the Town that the new sewer system will be accepted into the Town's sewer system to serve its customers at or near the subject property area, and

Whereas, the Developer has expressed a desire to have the new sewer system installed in an area that the Developer intends to cover with an impervious material, for uses including, but not limited to, parking, storage, or any other use that would impair the Town's access to the said sewer system in the event of needed repair or other modification of the said system, and

Whereas, the Town wishes not to unduly impede the progress of the Developer in the business of its scheduled construction and development, and to help the Developer meet its sewer needs while supplying quality sewer service to all of its customers,

Therefore, in consideration of the mutual covenants herein, the Town will supply sewer service to Meadows at Wildwood Village Phases 1A, 1B and 2, in exchange for this agreement, whereby the Developer agrees that at all times subsequent to the transfer of this new sewer system by the Developer to, and acceptance by, the Town into the Town's sewer system, this agreement shall continue in force.

The said Developer for so long as it owns, or until the Town has accepted for maintenance as a dedicated public roadway, the area covered with an impervious material which lay above the sewer line, in exchange for the Town's acceptance of the said sewer line being located beneath an impervious material, shall timely make all necessary and prudent repairs to the said impervious surface should said surface be disrupted by the Town due to necessary maintenance activity. All repairs shall conform with the surrounding material such that there shall not be, after any pavement repair, that a hazardous condition exist, or any condition that would result in damage or injury to the said sewer system.

Developer further agrees that upon transfer of title to a third party, it shall include a covenant or other express condition applicable to the grantee, its successors or assigns (including a property owner association which holds title to the property as common area), assigning the obligation to make in a timely manner all necessary and prudent repairs to the said impervious surface under which the sewer line is located. Developer further agrees that the instrument assigning the obligation shall be appropriately filed with the Brunswick County Registry of Deeds. Provided that, in the case of a dedicated public road, Developer will assign said repair obligation by covenant or other instrument, on the grantees, their successors or assigns (including a property owners association), of the development in which said public roads are located.

In witness thereof, the parties hereto have affixed their signatures on the date first entered above.



Devon K. Lloyd, D.R. Horton, Inc.

Town of Shallotte

PROJECT : The Meadows at Wildwood Village Phases 1A, 1B & 2
 LOCATION : Shallotte, NC
 ESTIMATOR : JHR

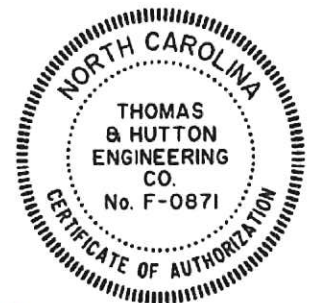


DEDICATED SEWER ASSETS

DATE PREPARED : 5/27/2025		REVISED:
BASIS FOR ESTIMATE		
(No design completed-Preliminary Layout)		
(Preliminary design)		
(Final design)		
X (Other)		

DESCRIPTION	QUANTITY		COST	
	NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
Phase 1A Sewer Improvements	1	LS		\$146,538.00
Phase 1B Sewer Improvements	1	LS		\$439,615.00
Phase 2 Sewer Improvements	1	LS		\$286,367.00

DEDICATED SEWER ASSETS \$872,520.00



Date: 5.27.2025

To: Robert Waring, Shallotte Town Planner

From: John H. Richards, PE, Thomas & Hutton

Re: Deed of Dedication Assets – The Meadows at Wildwood Phases 1A, 1B and 2 to the Town of Shallotte

Dear Robert,

We understand that the Town of Shallotte requires a list of assets that are included in the Deed of Dedication for The Meadows at Wildwood Phases 1A, 1B and 2 including their value. The following items identify this list as we understand the request:

Deed of Dedication Assets:

- | | |
|--------------------------|---------------------------------------|
| 1. Phase 1A Sewer System | \$146,538.00 |
| 2. Phase 1B Sewer System | \$439,615.00 (including pump station) |
| 3. Phase 2 Sewer System | \$ 286,367.00 |

Please let me know if you have any questions.

Sincerely,

THOMAS & HUTTON



John H. Richards, P.E.
Project Manager

RESOLUTION NO. 25-07

WHEREAS, DR Horton, Inc. a Delaware corporation, 4049 Belle Terre Blvd., Myrtle Beach, SC 29579, (hereinafter "Developer") is the owner of a tract or parcel the owner of certain property located in Shallotte Township, Brunswick County, North Carolina, known as "The Meadows at Wildwood Village Phase 1A, "The Meadows at Wildwood Village Phase 1B and "The Meadows at Wildwood Village Phase 2" as more particularly shown on a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1A , Phase 1B and Phase 2 The Meadows at Wildwood Village; and

WHEREAS, Developer has caused to be installed pump station, sewer collection lines and related equipment located within the Town; and

WHEREAS, a Deed of Dedication has been executed by Developer on May 20th, 2025 dedicating to the Town the following described property:

ITEM ONE

All of the sewer service lines, and related equipment located under, along and within the road, street, and cul-de-sac rights-of-way shown on the plats thereof being more particularly described as follows: "Sewer Record Drawing of Phase 1A The Meadows at Wildwood Village", "Sewer Record Drawing of Phase 1B The Meadows at Wildwood Village", and "Sewer Record Drawing of Phase 2 The Meadows at Wildwood Village", prepared by Gaston Wayne Shelley, Professional Land Surveyor, consisting of one page, copies of which are attached hereto and incorporated herein by reference as Exhibit A.

ITEM TWO

Non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs depicted on the plat(s) and serving the area referenced in Item One, above, for purposes of entry into the subdivision for maintenance, repair and upkeep of the sewer collection and sewer systems, and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs. Reserving unto Developer, its successors and assigns, equal rights of easement and access over, in, along and upon said streets and cul-de-sacs for purposes of installing and maintaining such other utilities and for such other purposes as may be required for the development and maintenance of said subdivision. The streets and cul-de-sacs are more fully described in a survey plat dated May 18th, 2022 entitled "Subdivision Plat of Phase 1A The Meadows at Wildwood Village", prepared by Thomas & Hutton., and recorded in Map Cabinet 144 at Page 30, Brunswick County Registry; "Subdivision Plat of Phase 1B The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 144 at Page 33, Brunswick County Registry; and Subdivision Plat of Phase 2 The Meadows at Wildwood Village", prepared by Thomas & Hutton, and recorded in Map Cabinet 146 at Page 27, Brunswick County Registry.

ITEM THREE

Being all of that tract or 0.21 acre parcel designated as "Pump Station" as more fully described in a survey plat dated May 18, 2022 entitled "Subdivision Plat Phase 18 The Meadows at Wildwood Village" prepared by Wayne Shelley, PLS, Thomas & Hutton, consisting of three (3) pages and recorded in Map Cabinet 144, Pages 33 through 35, Brunswick County Registry.

Said tract or parcel is also known as tax parcel 197IB024 in the tax records of the Brunswick County Tax Department.

WHEREAS, the Town by vote of the Board of Aldermen accepted the dedication from Developer at its September 2, 2025 meeting but hereby adopts this Resolution to ratify its acceptance.

WHEREAS, the acceptance of all of said property would benefit the Town of Shallotte and is in the best interest of the citizens of the Town of Shallotte.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF SHALLOTTE as follows:

1. That the Town hereby accepts the conveyance and dedication offered by D.R. Horton Inc. as set forth above.

ADOPTED THIS 2nd DAY OF SEPTEMBER, 2025.

ATTEST:

Walt Eccard, Mayor

Natalie Goins, Town Clerk