

DEED OF DEDICATION

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

THIS DEED OF DEDICATION, made and entered into this the ____ day of _____, 2026, by and between DFC SUMMERS WALK LLC, a Florida limited liability company, 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 and which is duly created and existing under the laws of the State of North Carolina, party of the second part, hereinafter referred to as Grantee; (the address of the Grantee is PO Box2287, Shallotte, NC 28459)

W I T N E S S E T H:

THAT WHEREAS, Developer is the owner of a tract or parcel located in Shallotte Township, Brunswick County, North Carolina, known as Summers Walk Subdivision, Phase 2 as depicted on the map of same recorded in Map Cabinet 176, Pages 12-16 of the Brunswick County Registry (the “Property”);

WHEREAS, Developer has caused to be installed a system of wastewater lines, equipment, and facilities under and along the road rights-of-way hereinafter described and referenced;

Prepared by Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Please return to Ward and Smith, P.A., 127 Racine Drive, University Corporate Center (28403), Post Office Box 7068, Wilmington, NC 28406-7068
Attention: Justin M. Lewis

No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

WHEREAS, Developer wishes to obtain wastewater treatment services from Grantee and to make wastewater service from Grantee's system available to individual lot owners of the Property;

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

NOW THEREFORE, Developer, in consideration of Grantee accepting said wastewater lines and facilities and accepting the discharge of all wastewater from said subdivision, does hereby convey to Grantee, its lawful successors and assigns, the following described property;

All of the wastewater lines, equipment and facilities located under, along, and within the road, street, and cul-de-sac rights of way as shown and described on the map of "Summers Walk Phase 2" recorded in Map Cabinet 176, Pages 12-16 of the Brunswick County Registry and which map includes certain roads known as "Summerwalk Drive", "Swimming Lane", "Getaway Lane", "and Breaking Waves Road" reference to which map is hereby made for a more particular description.


TO HAVE AND TO HOLD said wastewater lines and equipment above described together with the privileges and appurtenances thereto belonging to Grantee forever.

Together with non-exclusive easements over, along and upon the entire area of the streets and cul-de-sacs and right of way depicted on the maps of subdivision for Summers Walk and serving the areas referenced above for purposes of entry into the subdivision for maintenance, repair and upkeep of the wastewater systems and facilities and for connecting the same to the individual lots developed or to be developed lying adjacent to said streets and cul-de-sacs and rights of way reserving unto Developer, its successors 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 subdivision, including, but not limited to, electric, gas, telephone, cable and sewer.

And Developer does hereby covenant that it is seized of said wastewater lines, equipment and facilities 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 Affiant has caused this instrument to be duly executed by its authorized officer(s) this 4 day of March, 2026.

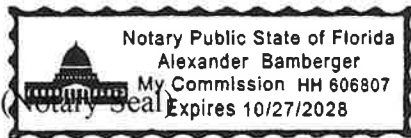
DFC SUMMERS WALK LLC

By: 
Nick Carlson, Manager

Florida
STATE OF ~~NORTH CAROLINA~~
COUNTY OF St Johns

I, a Notary Public of the County and State aforesaid, do hereby certify that Nick Carlson personally came before me this day and acknowledged that he is Manager of DFC Summers Walk LLC, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 4 day of March 2026.




Signature of Notary Public

Alexander Bamberger
Printed or Typed Name of Notary Public

My Commission Expires: 10/27/28

ACCEPTANCE OF DEED

This Deed of Dedication and accompanying Affidavit for DFC Summers Walk LLC was accepted by The Town of Shallotte on the _____ day of _____, 2026.

The Town of Shallotte

TOWN OF SHALLOTTE

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

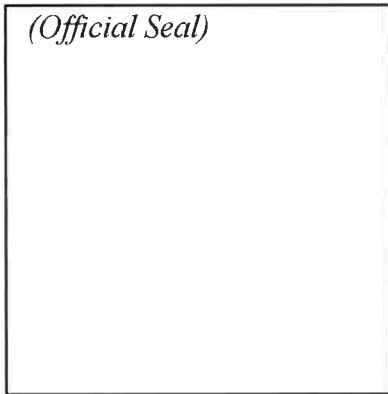
I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: _____

Date: _____

Signature of Notary Public

Notary's printed or typed name

My commission expires: _____



Notary seal or stamp must appear within this box.

AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

DFC SUMMERS WALK LLC, a Florida limited liability company, with an office and place of business in Ponte Vedra, Florida, hereinafter referred to as Affiant, being first duly sworn, hereby deposes and says under oath as follows:


1. That it is the owner of certain property located in Shallotte Township, Brunswick County, North Carolina, known as Summers Walk Subdivision, Phase 2, containing lots numbering 33 thru 41, 42, 44 thru 50, 63 thru 104 and 106 thru 120 as more particularly described in a Deed of Dedication in favor of the Town of Shallotte of even date herewith.
2. That it has caused to be installed wastewater lines, equipment, and facilities under and along the road rights-of-way property hereinafter described and referenced;

The road, street, and cul-de-sac rights of way shown as "Summerwalk Road", "Swimming Lane", "Getaway Lane", and "Breaking Waves Road" on the map of "Summers Walk Phase 2" recorded in Map Cabinet 176, Pages 12-16 of the Brunswick County Registry, reference to which map is hereby made for a more particular description.

3. All the work which has been performed in the construction and installation of said wastewater lines, equipment, and facilities 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 wastewater lines installed therein which would in any way jeopardize title to the subdivision or the wastewater system located therein.

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

DFC SUMMERS WALK LLC

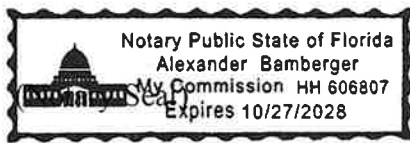
By: 
Nick Caruso, Manager

STATE OF Florida

COUNTY OF St. Johns

I, a Notary Public of the County and State aforesaid, do hereby certify that Nick Carlson personally came before me this day and acknowledged that he is Vice President of DFC Summers Walk LLC being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 4 day of March 2026.



Signature of Notary Public

Alexander Bamberger

Printed or Typed Name of Notary Public

My Commission Expires: 10/27/28