

This instrument prepared by and return to:

Preparing Attorney _____

Address 1 _____

Address 2 _____

PARCEL NOS.

Excise Tax: \$0.00

Brief description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this _____ day of _____, 20 __, by and between:

_____, **LLC**
a North Carolina limited liability company

_____, North Carolina _____
("Grantor")
and

_____**HOME OWNERS ASSOCIATION, INC.**,
a North Carolina non-profit corporation

_____, North Carolina _____
("Grantee")

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.

WHEREAS, the property described hereby is the Conservation Space within a Conservation Subdivision known as "Jordan Retreat" and located on Chatham County tax parcel nos. _____; and

WHEREAS, pursuant to the Chatham County Subdivision Ordinance, the Conservation Space, which is comprised in total of approximately _____ acres +/- is to be conveyed and subjected to protective covenants; and

WHEREAS, on the final plat for _____ Phase 1 approximately _____ acres +/- of the approximately _____ acres of total Conservation Space will be platted and dedicated (the balance to be platted and dedicated in a later phase or phases);

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Chatham County, North Carolina, and more particularly described as follows (the “**Property**”):

See “Exhibit A” attached hereto and incorporated herein by reference, for the legal description of the Property.

The Property described herein does not include the primary residence of the Grantor.

Grantor hereby reserves unto itself, and its successors and assigns, all rights of the Declarant with regard to the Property, as set forth in the Declaration of Covenants, Conditions and Restrictions for The Conservancy at Jordan Lake recorded in the Chatham County, North Carolina Office of the Register of Deeds on August __, 20__ in Deed Book ____, Page ____, *et seq.*, (the “**Declaration**”).

Without limiting the foregoing reservation and acknowledgment, the Grantor specifically reserves for itself, and its successors and assigns, a non-exclusive, perpetual easement under, over and upon the portions of the Property indicated on the attached map for (a) the installation, operation, repair, replacement and maintenance of utilities and stormwater devices, controls and other related devices or facilities and (b) any other use reasonably related to the stormwater system. and (c) access, ingress, egress and regress over the public or private roads within The Conservancy at Jordan Lake on the Property.

Grantor further reserves for itself, its successors and assigns, an easement of access on and over the Property for the purpose of correcting (in Grantor's discretion and without obligation) any drainage condition on the Property or adjacent property which adversely impacts the Property or other real property, which easement shall terminate automatically with no further documentation on that date which is twenty (20) years after the date hereof.

All of the Property conveyed hereby is “Common Area,” as that term is defined in the Declaration, and is conveyed subject to all easements, rights and obligations pertaining to Common Area and otherwise under the Declaration.

By acceptance and recordation of this Deed, Grantee acknowledges that the Property is conveyed in its “as is” condition, and Grantor expressly disclaims any warranty, express or implied, of any kind or any nature whatsoever with respect to the condition of the Property or any improvements thereon.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the Property is conveyed subject to the following exceptions:

1. All restrictions, general notes, and other matters shown on the plats referenced on Exhibit A, attached hereto, and all other recorded plats for Jordan Retreat Conservation Subdivision;
2. All easements, obligations, restrictions and other encumbrances set forth in the Declaration, as amended;
3. Subdivision and other similar governmental regulations and approval conditions now existing relating to Jordan Retreat Conservation Subdivision;
5. The covenants and reservations contained in this Deed;
6. All other easements, rights of way, limitations, conditions, covenants, restrictions and other matters shown on any recorded plat referred to in this Deed;
7. Rights of others in and to all easements and rights-of-way that abut or cross the Property, including, but not limited to, utility and drainage easements, shown on any recorded plat identified or referred to in this Deed;
8. Rights of upper and lower riparian owners in and to the waters of streams, creeks or branches crossing or adjoining the Property, and the natural flow thereof, free from diminution or pollution;
9. Matters that would be disclosed by an accurate survey of the Property;
10. Any and all utility, drainage or other similar appurtenances, improvements and fixtures located on or in the Property;
11. Ad valorem property taxes not yet due and payable; and
12. The terms of that certain Declaration of Covenants and Restrictions - Conservation Space Within Jordan Retreat Conservation Subdivision, recorded at Book ____, Page ____, Chatham County Registry.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its company name the day and year first above written.

LLC,
A North Carolina limited liability company

By: _____ (SEAL)
_____, _____ President

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, _____, a Notary Public of _____ County and State aforesaid do hereby certify that _____, President of _____, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company for the purposes therein expressed.

Witness my hand and official stamp or seal, this _____ day of _____, 20____.

Notary Public

My commission expires: _____

SEAL-STAMP

EXHIBIT A TO NON-WARRANTY DEED

Property Description

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in _____ Township, Chatham County, North Carolina, and being more particularly described as “Conservation Area #1” (+/- _____ acres) and “Conservation Area #2” (+/- _____ acres) on that certain Final Subdivision, Easement and Right-of-Way Dedication Plat of Jordan Retreat Phase 1 for _____ LLC recorded on _____, 2020, at Plat Slide _____ - _____, as Instrument No. _____, in the office of the Register of Deeds of Chatham County, North Carolina, as such plat may be revised from time to time.