

FILED in POLK County, NC
on Jan 03 2006 at 03:21:32 PM
by: SHEILA W. WHITMIRE
REGISTER OF DEEDS
BOOK 336 PAGE 92

KG 1/3/06

Issued Jan 03 2006
\$ 430.00
State of POLK
North Carolina County
Real Estate Excise Tax

Excise Tax \$ 430.00

Tax Lot No. _____ Parcel Identifier No. **P29-211**
Verified by _____ County on the _____ day of _____, 2005
by _____

Mail after recording to:

NEXSEN, PRUET ADAMS KLEEMEIER, PLLC (JDM) 201 S. Tryon Street, Suite 1200, Charlotte, NC 28202

This instrument was prepared by **NEXSEN, PRUET ADAMS KLEEMEIER, PLLC (JDM)**

Brief Description for the index **Lot 188, Bright's Creek subdivision**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made to be effective as of the **3rd day of January, 2006**, by and between

GRANTOR	GRANTEE
<p align="center">BRIGHT'S CREEK HOLDINGS, LLC, a North Carolina limited liability company</p>	<p>PATRICIA M. HOLL, TRUSTEE FOR THE PATRICIA M. HOLL TRUST U/D 9/15/00 AS AMENDED</p> <p>Mailing Address: 2911 E. 10 Mile Road Warren, MI 48091</p>

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 of Grantor's interest in and to that certain lot or parcel of land (the "Property") more particularly described as follows:

Lying and being in Polk County, North Carolina, and being more particularly described as

BEING all of Lot 188 of BRIGHT'S CREEK, PHASE I, MAP 7 as same is shown on map thereof recorded in Map Book E at Page 1226, in the Polk County Public Registry.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book **318** at Page **318**.

A map showing the Property is recorded in **Map Book E Page 1226**.

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 Property 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 except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

(1) All valid and enforceable easements, restrictions and covenants of record including the Declaration of Covenants, Conditions and Restrictions for Bright's Creek , dated December 12, 2005 and recorded in Book 335 at Page 444 in the Polk County Registry (the "Declaration"). In accepting this instrument (as evidenced by recording hereof), Grantee agrees to be bound by all terms and conditions of the Declaration.

(2) In accordance with Title 15 A NCAC 2H .0500, this DEED NOTIFICATION is placed in this instrument by Grantor to create a restrictive covenant on the Property to wit:

Grantor hereby notifies Grantee that a portion of the lot conveyed herein may meet the requirements for designation as a wetland, stream or protected stream buffer. Any subsequent fill or alteration of the designated wetland, stream or protected stream buffer area shall conform to the applicable rules, regulations and other requirements adopted by the State of North Carolina in force at the time of the proposed alteration. The intent of this covenant is to prevent additional wetland, stream or buffer filling or draining, so the property owner should not assume that a future application for filling or draining would be approved. The property owner shall report the lot is located in Bright's Creek subdivision in any application pertaining to said rules. This covenant is intended to ensure continued compliance with all rules adopted by the State of North Carolina and therefore the State of North Carolina may enforce the benefits hereof, in addition to Bright's Creek Property Owners Association, Inc. (the "Association"). This covenant is to run with the land and shall be binding on all parties having an interest in the Property and all persons claiming under them. Failure to comply with this covenant shall be deemed a violation of the Declaration and the Declarant (as defined in the Declaration) and the Association shall have the same remedies as otherwise provided in the Declaration for violation thereof.

(3) Grantee shall be prohibited from conveying the Property for two years after the date of recordation of this instrument except with the prior written consent of Grantor (which consent may be granted or withheld in the Grantor's discretion).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BRIGHT'S CREEK HOLDINGS, LLC, a North Carolina limited liability company

By: *N. Barton Tuck*
Name: N. Barton Tuck, Jr.
Title CEO

South
STATE OF NORTH CAROLINA
COUNTY OF Greenville

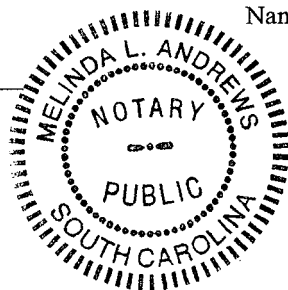
I, Melinda L. Andrews, a Notary Public of the aforesaid County and State, do hereby certify that that N. Barton Tuck, Jr., CEO of BRIGHT'S CREEK HOLDINGS, LLC, a North Carolina limited liability company, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 30th day of December, 2005.

Melinda L. Andrews
Notary Public
Name Typed/Printed: Melinda L. Andrews

My Commission expires:
My Commission Expires
December 31, 2014

(SEAL)



The foregoing Certificate(s) _____

_____ 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.

REGISTER OF DEEDS FOR _____ COUNTY
By _____ Deputy/Assistant-Register of Deeds.