



4 Return to H. Gordon Type Bex  
Total 26 Rev 8 int. Nil  
Ck \$ 32 Ck # 227 Cash \$ \_\_\_\_\_  
Refund \_\_\_\_\_ Cash \$ \_\_\_\_\_ Finance \_\_\_\_\_  
 Portions of document are illegible due to condition of original.  
 Document contains seals verified by original instrument that cannot be reproduced or copied.

### NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: -0-

Prepared by and return to: *The Gordon Law Firm, PLLC, PO Box 2283, Shallotte, NC 28459*

*Delinquent taxes, if any, are to be paid by the closing attorney to the Brunswick County tax collector upon disbursement of closing proceeds.*

*If initialed, the Property includes the primary residence of Grantor. (N.C. Gen. Stat. §105-317.2) \_\_\_\_\_*

*NO OPINION OF TITLE RENDERED BY PREPARER*

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

THIS NORTH CAROLINA NON-WARRANTY DEED is made this the 8 day of March, 2018, by and between **DGH Thistle, LLC, a Florida Limited Liability Company**, whose mailing address is 1815 Olde Thistle Club Road, Sunset Beach, NC 28468 (hereinafter, the "Grantor"), and **Thistle Downs Property Owners Association, Inc., a North Carolina Corporation**, whose mailing address is 1815 Olde Thistle Club Road, Sunset Beach, NC 28468 (hereinafter, the "Grantee"). The designation Grantor and Grantee as used herein shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

NOW THEREFORE, Grantors, for a valuable consideration paid by Grantee, the receipt of which is hereby sufficient and acknowledged, have and by these presents do remise, release, and forever quitclaim unto Grantee, Grantee's successors and assigns, all right, title, claim, and interest of Grantors in and to that certain lot or parcel of land lying and being in Shallotte Township, Brunswick County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Title to the Property is subject to the following exceptions: (1) any and all easements, and public and private utility or rights of way of record or otherwise affecting the Property; (2) covenants, conditions, and restrictions of record including any amendments, modifications, and supplements; (3) ad valorem taxes and assessments for the current and subsequent years; (4) and all governmental land use statutes, ordinances, and regulations, including, without limitation, zoning, subdivision, and building regulations.

TO HAVE AND TO HOLD the Property and all privileges thereunto belonging to Grantee in fee simple, and Grantee's successors and assigns, free and discharged from all right, title, claim, or interest of Grantors or anyone claiming by, and through or under Grantors.

Grantors make no warranty, express or implied, as to title to the Property.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed as of the day first written above.

DGH THISTLE, LLC, a Florida limited liability company

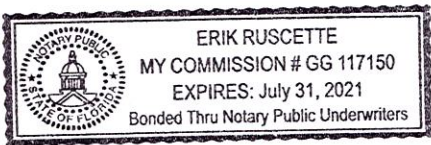
By: [Signature] (seal)  
Name: William Haberman  
Its: Manager/President

STATE OF FLORIDA

COUNTY OF OSCEOLA

I, Erik Ruscette, a Notary Public of the County of OSCEOLA, State of Florida, certify that William Haberman personally came before me this day and acknowledged that he is the Manager/President of DGH Thistle, LLC, a Florida limited liability company, and that by authority duly given and as the act of the Company, the foregoing instrument was signed in the name of the Company by its Manager/President.

WITNESS my hand and notarial stamp or seal this 8 day of March, 2018.



[Signature]  
Notary Public

My Commission Expires: 07/31/21



## Exhibit "A"

### Tract One:

Being all of the Common Areas (including, but not limited to Landscape Buffers and Open Spaces), Rights of Way, Roads and Streets in Phase 1 of Thistle Downs Subdivision as shown on maps recorded in Map Book 24 at Pages 360-364, Map Book 52 at Pages 71-75 and Map Book 61 at Page 41, all of the Brunswick County Registry.

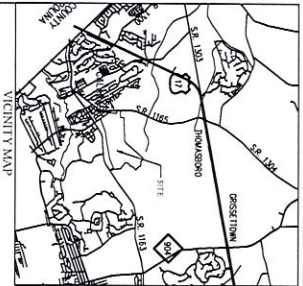
### Tract Two:

Being all of the Common Areas (including, but not limited to Landscape Buffers and Open Spaces), Sewer Lift Station, Rights of Way, Roads and Streets in Phase 2 of Thistle Downs Subdivision as shown on maps recorded in Map Book 64 at Page 50, Map Book 65 at Page 34, Map Book 86 at Pages 74-75 and Map Book 87 at Pages 50-53, all of the Brunswick County Registry.

### Parcel #'s:

241FA00101, 241FA00102, 241FA00105, 2410000132, 241JH001, 241JH017, 241JH018,  
241JI00101, 241JI00102, 241JI00103, 241JI00104, 241JI00105, 241JI00106, 241JJ00101,  
241JJ00102, 241JJ00103





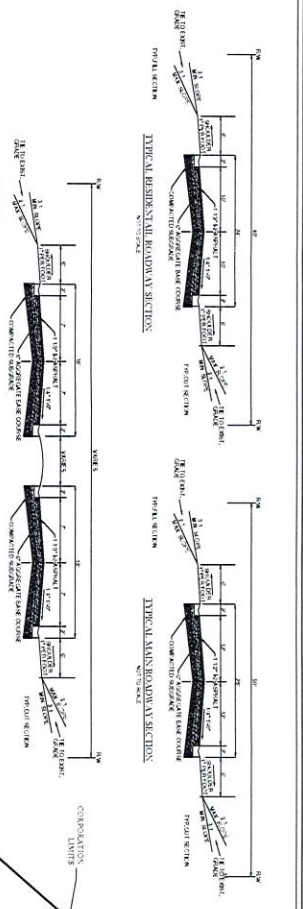
**DEVELOPMENT SUMMARY**

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

RESIDENTIAL AREA  
 TOTAL P.L.D. AREA = 401.26 ACRES  
 SINGLE FAMILY PHASE 1 = 27.26 ACRES  
 SINGLE FAMILY PHASE 2 = 27.26 ACRES  
 MULTIFAMILY = 463 ACRES  
 CONSERVATION = 193.78 ACRES  
 TOTAL = 891.56 ACRES

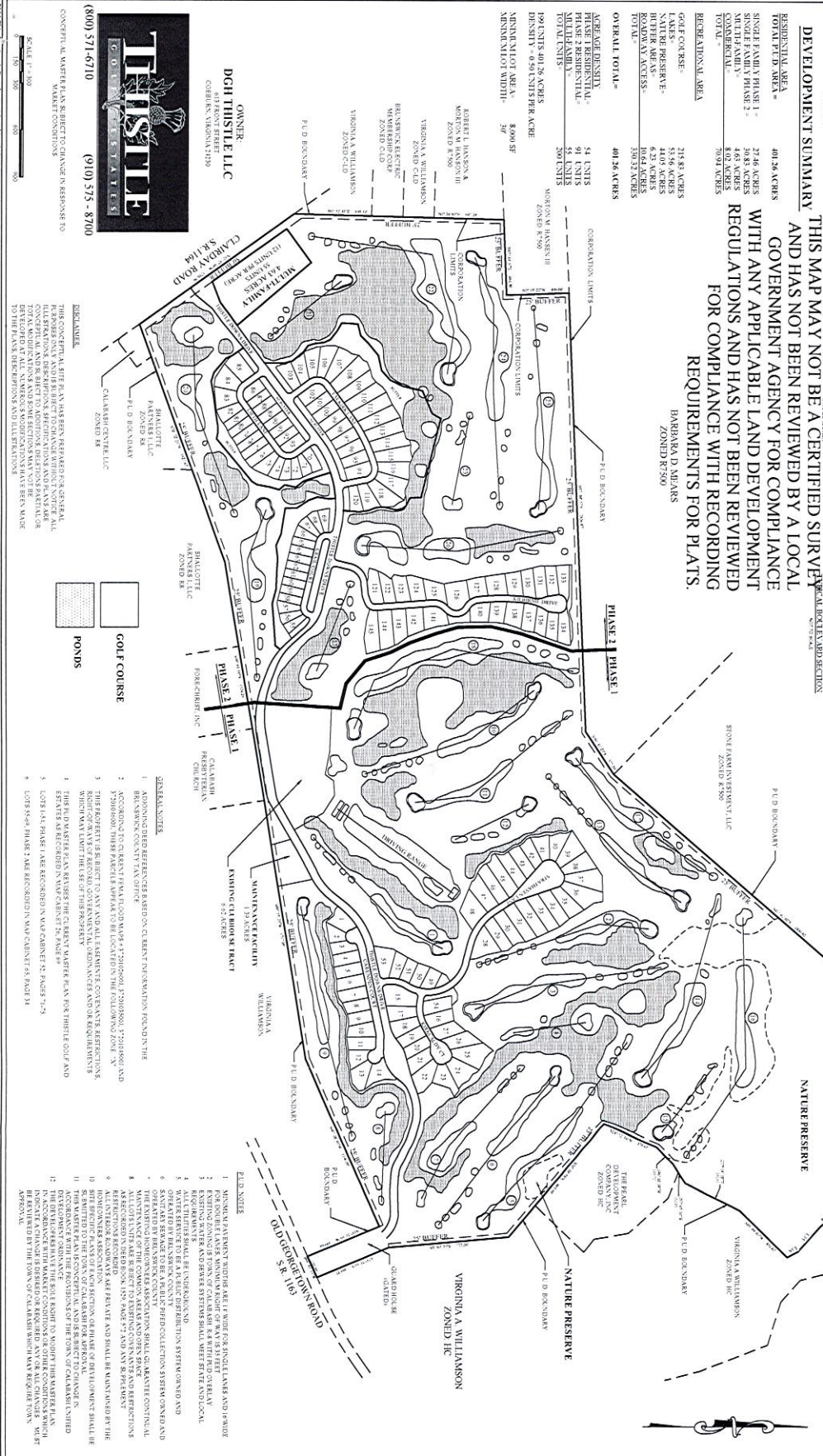
RECREATIONAL AREA  
 GOLF COURSE = 215.81 ACRES  
 LAKE = 55.56 ACRES  
 NATURE RESERVE = 410 ACRES  
 POND = 4.00 ACRES  
 ROADWAY ACCESS = 150.22 ACRES  
 TOTAL = 835.59 ACRES

OVERALL TOTAL = 1727.15 ACRES



**LINE TABLE**

LINE	BEYOND	REFERENCE
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REVISED PLANNED UNIT DEVELOPMENT MASTER PLAN

**THISTLE**  
 GOLF CLUB AND ESTATES  
 TOWN OF CALABASH, NORTH CAROLINA

East Coast Engineering & Surveying, P.C.  
 ENGINEERS-PLANNERS-SURVEYORS  
 4113 South Street, Suite 200  
 Post Office Box 2469  
 Shallotte, North Carolina 28580  
 Phone: 910.724.8099  
 Fax: 910.724.0049  
 Permit License Number: 3-3014

**LINE TABLE**

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CONCEPTUAL MASTER PLAN SUBJECT TO CHANGE IN RESPONSE TO MARKET CONDITIONS

(800) 571-6710 (910) 575-8700

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED FOR GENERAL REFERENCE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL CONCEPTUAL AND REFERENCE DESIGNATIONS, DIMENSIONS, DISTANCES, BEARINGS, AND BOUNDARIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND HAVE NOT BEEN SURVEYED. THE PLANS DESCRIBING AND ILLUSTRATING THE DEVELOPMENT OF THIS PROJECT SHALL BE THE AUTHORITY.

LEGEND:  
 GOLF COURSE  
 PONDS

PHASE 1  
 PHASE 2

LEGEND:  
 GOLF COURSE  
 PONDS

REVISED PLANNED UNIT DEVELOPMENT MASTER PLAN

**THISTLE**  
 GOLF CLUB AND ESTATES  
 TOWN OF CALABASH, NORTH CAROLINA

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