

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 6/9/2021 3:01:27 PM  
Fee Amt: \$26.00 Page 1 of 6  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 5485 PG 221 - 226**

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

WAIVER AND CONSENT

THIS WAIVER AND CONSENT ("Waiver and Consent") is made and entered into the 9th day of June, 2021 by CAMP DAVIS INDUSTRIAL PARK, INC., a North Carolina corporation ("Declarant"); and BLUE HILL CREEK, LLC, a North Carolina limited liability company ("Blue Hill").

RECITALS:

A. Declarant caused to be recorded the Declaration of Covenants, Conditions and Restrictions for Camp Davis Industrial Park in Book 4975, at Page 669 in the office of the Register of Deeds of Onslow County (as amended, the "Declaration").

B. Blue Hill has agreed to acquire Lot 11 as depicted on the plat recorded in Map Book 80, Page 71 in the office of the Register of Deeds of Onslow County ("Lot 11"). Lot 11 is part of Camp Davis Industrial Park as described in the Declaration ("Camp Davis") and is subject to the terms of the Declaration.

C. Declarant reserved certain rights in the Declaration, including the right to approve certain activities on Lots in Camp Davis. Specifically, no Lot may be subdivided or altered without the prior written consent of Declarant, no improvements may be constructed on a Lot without the plans first being approved by Declarant, and Owners must comply with the

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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

Submitted electronically by "Ward and Smith, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Development Standards set forth in Article IX of the Declaration unless waived by Declarant.

D. Blue Hill plans to develop Lot 11 and has asked Declarant to waive certain provisions of the Declaration and consent to and approve Blue Hill's plans for Lot 11, and Declarant has agreed to do so.

NOW, THEREFORE, Declarant, acting pursuant to the terms of the Declaration, does hereby declare as follows:

1. Blue Hill may alter the lot lines of Lot 11 and/or subdivide Lot 11, including a subdivision that results in a lot less than one acre in size, provided that any such subdivision does not violate any applicable Town or County rule, ordinance, or statute regarding subdivision. Declarant hereby consents to such subdivision and/or line altering pursuant to Article III of the Declaration.

2. Blue Hill may construct improvements, install landscaping, and otherwise develop Lot 11, including subsequent alterations and modifications to any improvements or landscaping. Declarant hereby consents to Blue Hill's plans for development pursuant to Articles VII and VIII of the Declaration and it shall not be necessary for Blue Hill to submit any additional plans to Declarant or a Committee of Owners appointed by Declarant or seek approval from Declarant or a Committee of Owners appointed by Declarant for the proposed development of Lot 11 or for any subsequent alterations and modifications to any improvements or landscaping on Lot 11.

3. Declarant hereby waives the provisions of Article IX Development Standards as they apply to Lot 11, provided that Blue Hill will comply with any applicable rule, ordinance, or statute of a Town, County, or government agency.

4. It is agreed that the waivers, consents, and approvals hereby granted are appurtenant to and shall run with Lot 11 and any Lots created by the subdivision of Lot 11 for the use and benefit of Blue Hill, its successors and assigns.


5. Blue Hill, its successors and assigns, hereby agrees to indemnify and hold harmless Declarant, its officers, directors, shareholders, successors and/or assigns, from any and all third-party claims, and all losses, costs, expenses and/or damages arising under any such third-party claims, including court costs and reasonable attorneys' fees, that Declarant, its successors and/or assigns, may incur or suffer solely to the extent arising out of the acts of Blue Hill, its successors and assigns, with respect to Lot 11; provided, however, for the avoidance of doubt, Blue Hill, its successors and assigns, shall have no obligation to indemnify or hold

harmless Declarant, its officers, directors, shareholders, successors and/or assigns with respect to, or to the extent arising out of, any acts of Declarant including, without limitation, the execution of this Waiver and Consent by Declarant, or the consents, authorizations, rights, and waivers provided hereunder..

*[Signature Follows]*

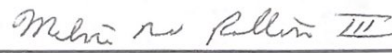
IN TESTIMONY WHEREOF, Declarant has caused this Waiver and Consent to be executed in such form as to be binding, and adopts as its seal the typewritten word "SEAL" set out beside its name, intending this to be a sealed instrument, all by authority duly given, this the day and year first above written.

CAMP DAVIS INDUSTRIAL PARK, INC. (SEAL)

By:  (SEAL)

Name: Thomas C. Rollins

Its: Vice-President, Shareholder, and Director

By:  (SEAL)

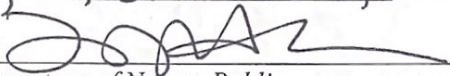
Name: Melvin W. Rollins, III

Its: Secretary, Shareholder, and Director

STATE OF NORTH CAROLINA  
COUNTY OF Onslow

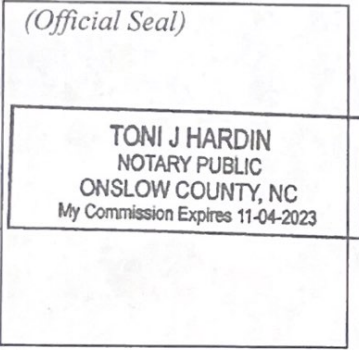
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Thomas C. Rollins, VP, Shareholder, Director

Date: 6/9/2021

  
\_\_\_\_\_  
*Signature of Notary Public*

Toni J. Hardin  
\_\_\_\_\_  
Notary's printed or typed name

My commission expires: 11/04/2023



Notary seal or stamp must appear within this box.

STATE OF NORTH CAROLINA  
COUNTY OF Onslow

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Melvin W. Rollins, III, Secretary, Shareholder, Director

Date: 6/9/2021

[Signature]  
Signature of Notary Public

Toni J. Hardin  
Notary's printed or typed name

My commission expires: 11/04/2023

(Official Seal)

TONI J HARDIN NOTARY PUBLIC ONSLOW COUNTY, NC My Commission Expires 11-04-2023
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Notary seal or stamp must appear within this box.

201684-00001  
ND: 4820-4527-4350, v. 1

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 6/9/2021 3:50:39 PM  
Fee Amt: \$2,026.00 Page 1 of 4  
Revenue Tax: \$2,000.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 5485 PG 385 - 388**

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF ONSLOW

**PLEASE TAKE NOTICE: The Attorney preparing this instrument has made no record search or title examination as to the property herein described. Further, no tax advice of any nature has been rendered to the parties to this instrument.**

Mail After Recording To: Ward & Smith, PA

THIS INSTRUMENT WAS PREPARED BY: Hardin & Chaban, P.C.

BRIEF DESCRIPTION FOR THE INDEX: Lot 11, Camp Davis Industrial Park

PARCEL I.D. NO.: 167923

REVENUE STAMPS \$2,000.00

THIS DEED made this 9 day of June, 2021 by and between

**GRANTOR: CAMP DAVIS INDUSTRIAL PARK, INC.,  
A North Carolina Corporation**

Address: PO Box 38  
Holly Ridge, NC 28445

**GRANTEE: BLUE HILL CREEK, LLC  
A North Carolina Limited Liability Company**

Address: 308 Harlandale Drive  
Wilmington, NC 28411

Submitted electronically by "Ward and Smith, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

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 that certain lot or parcel of land situated in Onslow County, North Carolina and more particularly described as follows:

Being all of Lot 11 and containing approximately 9.83 acres, according to that certain map entitled, "Boundary Survey for Blue Hill Creek, LLC, Lot 11, Phase 1, Camp Davis Industrial Park, Inc." as prepared by Weston Lyall, PE, PLS, PLLC and recorded in Map Book 80, Page 71 of the Onslow County Registry, reference to which is hereby made for a more particular description.

Together with and subject to all existing and proposed Drainage, Utility and Drainage and Utility easements as shown on Map Book 80, Page 71, Onslow County Registry.

Together with a non-exclusive easement for access, ingress and regress on all easements as shown on Map Book 80, Page 71, of the Onslow County Registry.

Subject to the Declaration of Covenants, Conditions and Restrictions for Camp Davis Industrial Park recorded in Deed Book 4975 at Page 669, Onslow County Registry.

The property hereinabove described was acquired by Grantor in Deed Book 2250 at Page 293, Onslow County Registry.

A map showing the above-described property is recorded in Map Book 80 at Page 71.

The above described property \_\_\_\_ does  does not include the primary residence of the Grantor.

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.

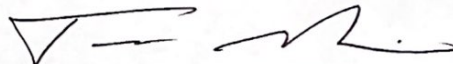
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for the year 2021 and subsequent years.
2. General utility service easements and rights of way of record.
3. Restrictive covenants of record.
4. Local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

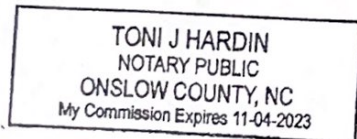
CAMP DAVIS INDUSTRIAL PARK, INC.  
A North Carolina Corporation

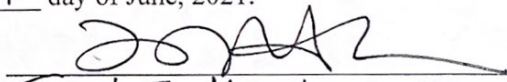
 (SEAL)  
Thomas C. Rollins, Vice President

State of North Carolina  
County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that THOMAS C. ROLLINS personally appeared before me this day, and acknowledged that he is the Vice President of Camp Davis Industrial Park, Inc., a North Carolina Corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 9 day of June, 2021.



  
Toni J. Hardin, Notary Public  
My Commission Expires: 11/04/2023



Tax Certification Form  
(Check One Box)

- This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

167923 SF 031667 GRANTEE: BLUE HILL CREEK LLC

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

- No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).
- Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

\_\_\_\_\_  
Tax Collections Staff Signature

06/09/2021

\_\_\_\_\_  
Date

- This parcel may have deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.