

STATE OF NORTH CAROLINA

COUNTY OF CRAVEN

THIS DECLARATION OF ANNEXATION ("Declaration") made and entered into this the 17 day of July, 2024, by and between Brice's Creek Mini Storage, LLC ("Declarant"); and ALL PROSPECTIVE PURCHASERS or owners of Lots 48 through 69, inclusive (collectively "Lots") as same are shown and delineated on a map entitled "Final Plat of Hickory Run at River Trace, Phase II", said map being recorded in Plat Cabinet J, Slides 86 G-H, in the office of the Register of Deeds of Craven County;

WITNESSETH:

WHEREAS, Declarant heretofore recorded in Book 3755, Page 746 in the office of the Register of Deeds of Craven County, a Declaration of Covenants, Conditions, Restrictions for Hickory Run at River Trace, Phase I, restricting the Lots and Community Use Areas as depicted on a map recorded in Plat Cabinet J, Slide 43G (hereinafter sometimes called "Subdivision"), in the office of the Register of Deeds of Craven County (hereinafter collectively called "Declaration"); and,

WHEREAS, Article 9 of said Declaration provides that additional residential property and Community Use Areas may be annexed into the Subdivision and, in the event the additional land is located upon the property described on Exhibit C to the covenants herein referenced, the land may be annexed into the Subdivision by Declarant without the consent of the members; and

WHEREAS, the additional land hereinafter described is described on Exhibit C to the covenants herein referenced; and

WHEREAS, Declarant desires to annex the property hereinafter described into the Subdivision and executes this instrument in order to do so.


NOW, THEREFORE, for and in consideration of the premises, Declarant hereby annexes Lots 48 through 69, inclusive; and Common Areas D and E (hereinafter collectively called "Community Use Areas"); and Starling Ln., as same are shown and delineated on a map entitled


“Final Plat of Hickory Run at River Trace, Phase II”, recorded in Plat Cabinet J, Slides 86 G-H, in the office of the Register of Deeds of Craven County into the Hickory Run at River Trace Subdivision and hereby declares that said Lots, Community Use Areas and Starling Ln. shall be owned and held subject to each and every term and provision of the Declaration. The terms and provisions of the Declaration are incorporated herein by reference.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be signed and sealed in a manner so as to be binding, this the day and year first above written.

BRICE’S CREEK MINI STORAGE, LLC  
a North Carolina limited liability company

(SEAL)

By:   
\_\_\_\_\_  
J. Kevin Avolis, Member/Manager

By:   
\_\_\_\_\_  
Joseph C. Avolis, Member/Manager

By:   
\_\_\_\_\_  
Dwight A. Merchant, Member/Manager

*[Notary certification on the following page]*

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

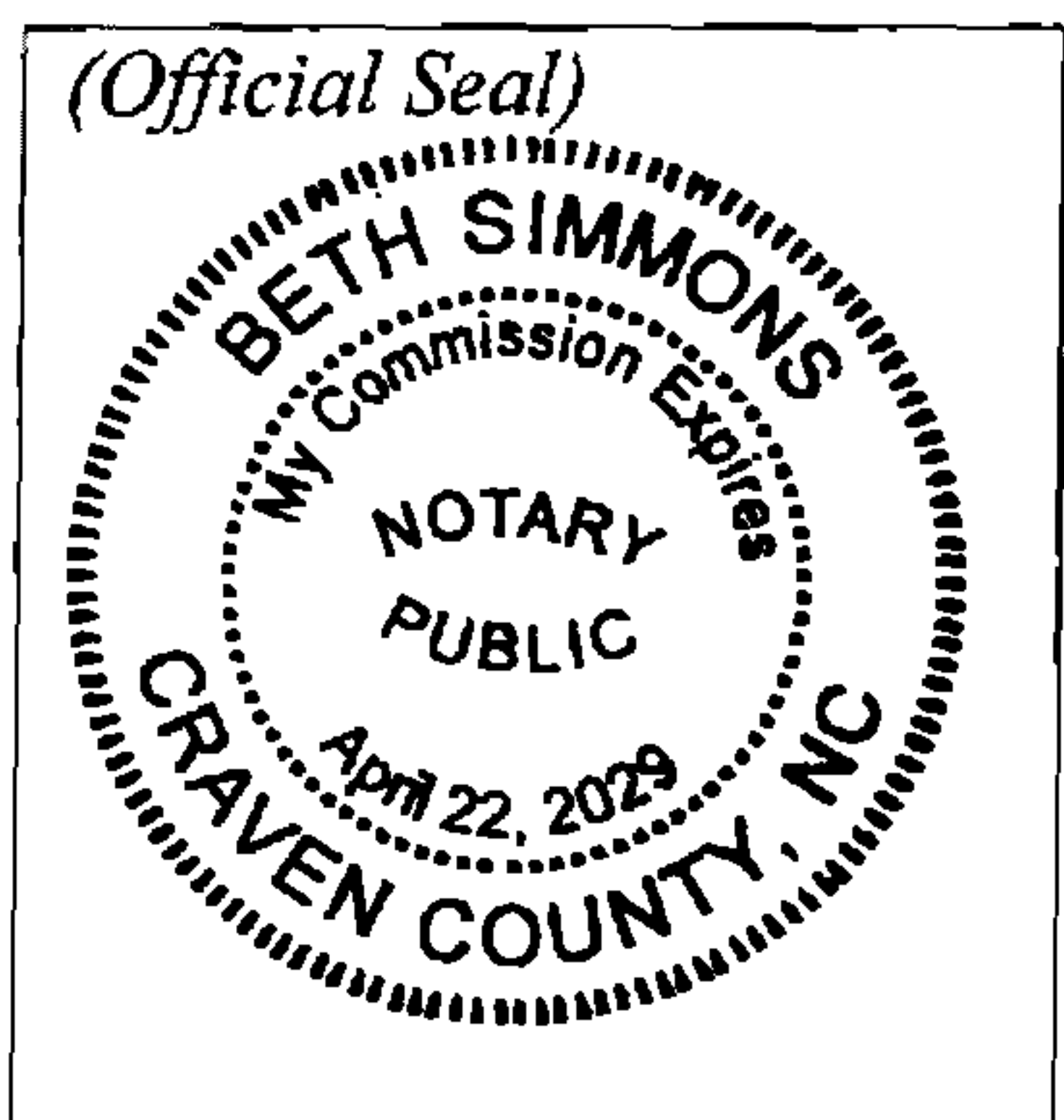
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein and, if other than in an individual capacity, in the capacity indicated having been first authorized to do so:  
J. Kevin Anolis of Brice's Creek Mini Storage, LLC.

Date: July 17, 2024

Beth Simmons  
Signature of Notary Public

Beth Simmons  
Notary's printed or typed name

My commission expires: April 22, 2029



Notary seal or stamp must appear within this box.

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

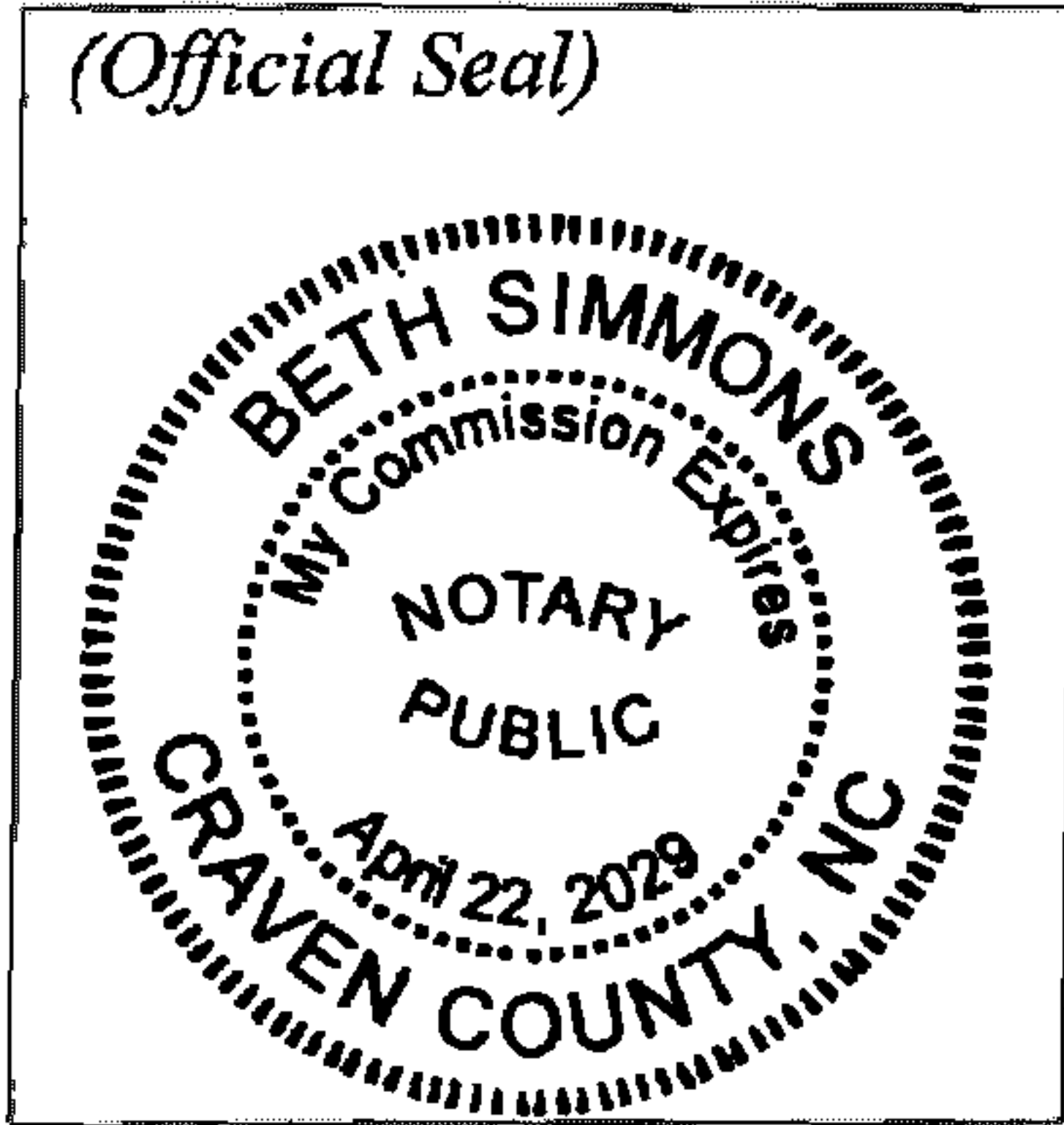
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein and, if other than in an individual capacity, in the capacity indicated having been first authorized to do so:  
Joseph C. Avalis of Brice's Creek Mini Storage, LLC.

Date: July 17, 2024

Beth Simmons  
Signature of Notary Public

Beth Simmons  
Notary's printed or typed name

My commission expires: April 22, 2029



Notary seal or stamp must appear within this box.

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

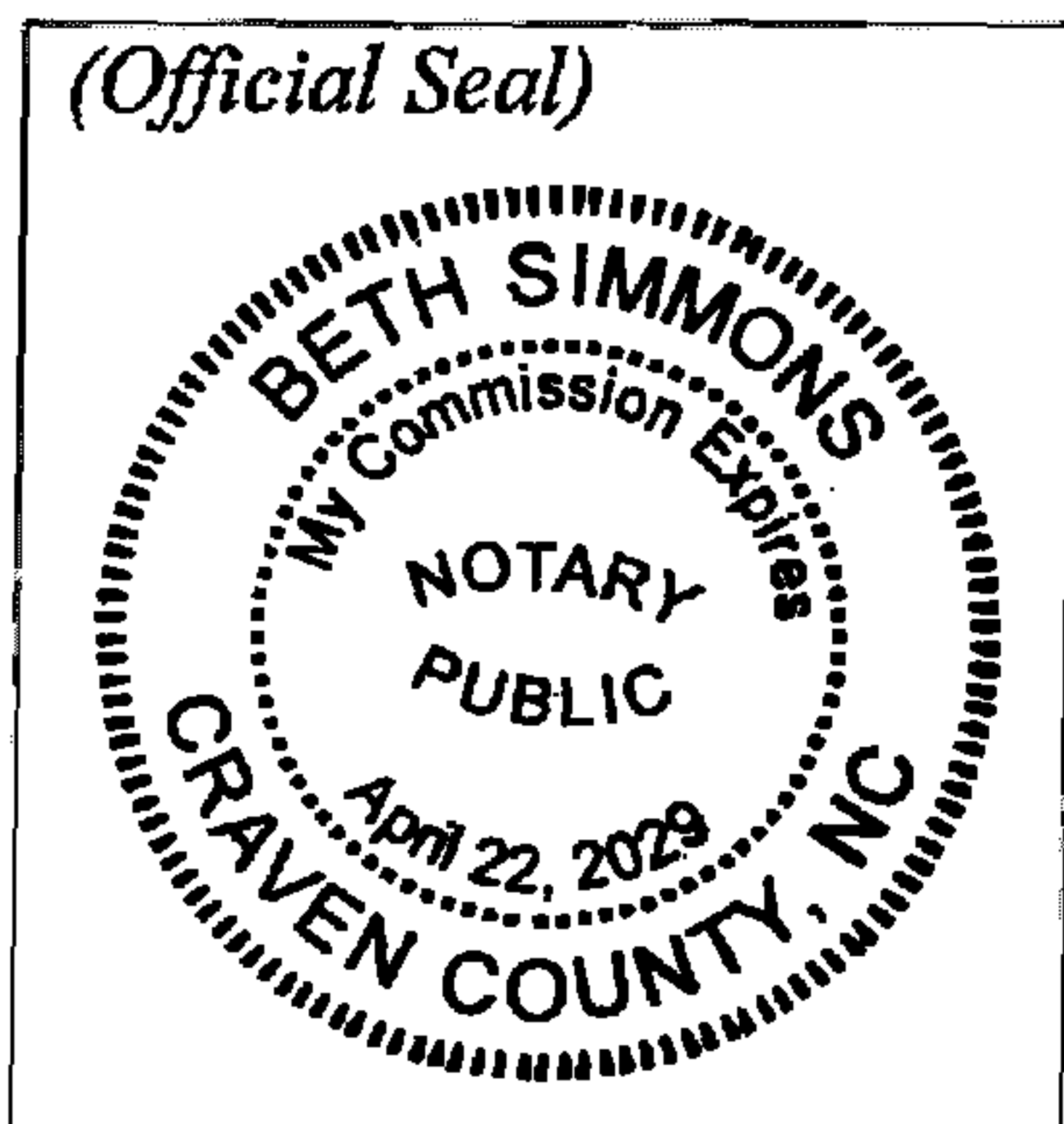
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein and, if other than in an individual capacity, in the capacity indicated having been first authorized to do so:  
Dwight A. Merchant of Brice's Creek Mini Storage, LLC.

Date: July 17, 2024

Beth Simmons  
Signature of Notary Public

Beth Simmons  
Notary's printed or typed name

My commission expires: April 22 2029



Notary seal or stamp must appear within this box.