

BK012657PG00001

WAKE COUNTY, NC 793
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/16/2007 AT 16:37:11

BOOK:012657 PAGE:00001 - 00004

Prepared by and Hold For: MOORE & ALPHIN, PLLC Box 155

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**SUPPLEMENTAL DECLARATION OF ANNEXATION
FOR BALLENTINE SUBDIVISION, PHASE 7B**

This Supplemental Declaration Of Annexation For Ballentine Subdivision, Phase 7B, is made as of the date set forth in the notary acknowledgment herein by PS/SE BALLENTINE FARMS, LLC, a Virginia limited liability company (hereinafter the "Declarant");

WITNESSETH:

WHEREAS, the Declarant is the owner of certain real property located in the Town of Fuquay-Varina, Wake County, North Carolina, known as Ballentine Subdivision, Phase 7B (hereinafter referred to as the "Property"), as more particularly described on the attached Exhibit A, which is incorporated by reference for a more particular description; and

WHEREAS, the Declarant has heretofore recorded that certain Declaration Of Covenants, Conditions And Restrictions For Ballentine in Book 8570, Page 901, Wake County Registry, together with all amendments thereto, also recorded in the Office of the Wake County Register of Deeds (hereinafter referred to as the ADeclaration@); and

WHEREAS, pursuant to Section 1 of Article IV of the Declaration, Declarant desires to annex additional property to the Declaration and to subject such property to the Declaration and to the jurisdiction of the Ballentine Homeowners Association, Inc.;

NOW, THEREFORE, in consideration of the premises, Declarant hereby declares that the property identified and described on Exhibit A attached hereto and incorporated herein by reference shall be and hereby is annexed into the property covered by the Declaration and shall be and hereby is made subject to the Declaration and to the jurisdiction of the Ballentine Homeowners Association, Inc.

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Said Property shall be owned, held, transferred, sold, conveyed, given, donated, devised, inherited, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges, assessments, affirmative obligations and liens (hereinafter the "Covenants and Restrictions") contained in the Declaration, which Covenants and Restrictions shall run with the land and be binding on all parties having or acquiring any right, title and interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed by its duly authorized Member / Manager as of the date set forth in the notary acknowledgment below.

DECLARANT:

PS/SE BALLENTINE FARMS, LLC,
a Virginia limited liability company (SEAL)

By: **HFC-BALLENTINE, LLC,**
a Virginia limited liability company, (SEAL)
Its Sole Member/Manager

By: _____
Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF FAIRFAX

I, the undersigned, Notary Public of the Commonwealth of Virginia, certify that James M. Cluett personally appeared before me this day and acknowledged that he is a Manager of **HFC-BALLENTINE, LLC**, a Virginia limited liability company, which is the sole Member and Manager of **PS/SE BALLENTINE FARMS, LLC**, a Virginia limited liability company, and that, as Manager, by authority duly given, he executed the foregoing instrument for and on behalf of the aforesaid limited liability companies.

Witness my hand and official seal, this the 13th day of July, 2007.

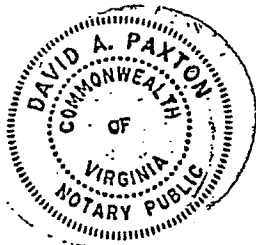
(SEAL-STAMP)

322 733

Notary Public

Printed Name of Notary: DAVID A. PAXTON

My Commission expires: Sept 30, 2010



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EXHIBIT A

PROPERTY DESCRIPTION

Lying and being in the Town of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina, and being more particularly described as follows:

All of the real property shown and described on that certain map entitled "SURVEY OF: **BALLENTINE SUBDIVISION, PHASE 7B**" recorded in **Book of Maps 2007**, Page 1361, and 140, in the Office of the Register of Deeds of Wake County, North Carolina, to which plat reference is made for a more particular description, **SAVING AND EXCEPTING THEREFROM** the rights-of-way of public streets shown thereon.



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**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

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