

WAKE COUNTY, NC 319
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/06/2012 AT 14:21:29

BOOK:014873 PAGE:01452 - 01461

Prepared by: Currie Tee Howell, Attorney at Law (Box 40 WCR)
Adams, Howell, & Sizemore P.A.
728 N. Raleigh St, Suite B1
Angier, NC 27501
NO TITLE SEARCH PERFORMED

NORTH CAROLINA
WAKE COUNTY

**SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS
BRADFORD LANDING**

**THIS SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS
BRADFORD LANDING** is made this 1st day of August, 2012 by **Stancil Builders, Inc.** (a North Carolina corporation), **Marie L. Hill (unmarried)**, **Lauren Massey (unmarried)**, **Joseph K. Alercia, III (unmarried)**, **Kari T. Campbell (unmarried)**, and **Gisela Zeblin (unmarried)**, hereinafter referred to as the "DECLARANTS," and consented to by **SBS Investments, Inc. (a North Carolina corporation)**. This Supplementary Declaration is executed and filed for the purpose of proclaiming the desire and the consent of the DECLARANTS to subject their Lots to those original "Declaration of Covenants and Restrictions Bradford Landing" as recorded in Deed Book **14145**, Pages **1421-1430**, Wake County Registry.

Prior to the recordation of the "Declaration of Covenants and Restrictions Bradford Landing" on November 5, 2010 in the above referenced book and page, SBS Investments, Inc. (a North Carolina corporation) conveyed the following Lots:

- Lots 1, 2, 3, 16, 17 and 18 of Bradford Landing to Stancil Builders, Inc. (a North Carolina corporation) in a deed recorded on June 29, 2010 in Book 13988, Page 2088, Wake County Registry; and
- Lots 8 and 11 of Bradford Landing to Bradley Built, Inc. (a North Carolina corporation) in a deed recorded on June 29, 2010 in Book 13988, Page 2091, Wake County Registry.

Following the above conveyances from SBS Investments, Inc. to Bradley Built, Inc. and to Stancil Builders, Inc., Stancil Builders, Inc. conveyed Lot 2 of Bradford Landing to Lauren Massey (unmarried) in a deed recorded September 30, 2011 in Book 14482, Page 926, Wake County Registry, Lot 3 of Bradford Landing to Joseph K. Alercia, III in a deed recorded October 17, 2011 in Book 14499, Page 2167, Wake County Registry, and Lot 1 of Bradford Landing to Marie L. Hill in a deed recorded February 28, 2012 in Book 14663, Page 1398, Wake County Registry.

Following the above conveyances from SBS Investments, Inc. to Bradley Built, Inc. and to Stancil Builders, Inc., Bradley Built, Inc. conveyed Lot 11 of Bradford Landing to Gisela Zeblin (unmarried) in a deed recorded on August 23, 2011 in Book 14440, Page 782, Wake County Registry, and Lot 8 of Bradford Landing to Kari T. Campbell in a deed recorded September 16, 2011 in Book 14465, Page 275, Wake County Registry.

As SBS Investments, Inc. recorded the "Declaration of Protective Covenants Bradford Landing" on November 5, 2010 (following the aforementioned deeds to Bradley Built, Inc. and to Stancil Builders, Inc.), the aforementioned Lots (Lots 1, 2, 3, 8, 11, 16, 17, and 18) were not subjected to the "Declaration of Protective Covenants Bradford Landing" when they were conveyed (due to said "Declaration of Protective Covenants Bradford Landing" being recorded outside of the chain of title).

Stancil Builders, Inc. (a North Carolina Corporation) conveyed Lot 18 of Bradford Landing to Catherine Boone (married); Mildred Edwards (widow); and Joan Hardy (married) (as joint tenants with right of survivorship) in a deed recorded July 26, 2012 in Book 14857, Page 2574, Wake County Registry. However, this lot was subjected to the "Declaration of Covenants and Restrictions Bradford Landing" as recorded in Deed Book 14145, Pages 1421-1430 per the terms of the deed. Therefore, said

parties are not joining in the execution of this instrument. Furthermore, Stancil Builders, Inc. (a North Carolina corporation) still owns Lots 16 and 17.

This Supplementary Declaration is made and entered into by Declarants and consented to by the original Developer and Declarant of Bradford Landing, SBS Investments, Inc., to subject Lots 1, 2, 3, 8, 11, 16 and 17 to the "Declaration of Protective Covenants Bradford Landing." SBS Investments, Inc. further consents to Lot 18 being subjected to the "Declaration of Covenants and Restrictions Bradford Landing," as evidenced on the deed from Stancil Builders, Inc. to Catherine Boone, Mildred Edwards, and Joan Hardy (in Book 14857, Page 2574, Wake County Registry) as referenced hereinabove.

WITNESSETH:

The additional real property which is and shall be held, transferred, sold and conveyed subject to all of the provisions contained within the original "Declaration of Protective Covenants Bradford Landing" as recorded in Deed Book **14145**, Pages **1421-1430** of the Wake County Registry, is located in Middle Creek Township, County of Wake, State of North Carolina, and is more particularly described as follows:

BEING all of Lots 1, 2, 3, 8, 11, 16, 17 Bradford Landing, according to that plat recorded in Book of Maps 2010, Page 56, Wake County Registry.

****Lot 18 is also subjected to the Declaration of Protective Covenants Bradford Landing, per the terms outlined hereinabove.**

NOW, THEREFORE, the DECLARANTS declare that their respective lots and parcels in the Development are held and shall be held, conveyed, encumbered, leased, rented, used, occupied, and improved subject to the provisions of this Declaration, all of which are declared by the DECLARANTS, and agreed upon by DECLARANTS successors in title, to be in furtherance of a plan of development established for the purpose of enhancing and protecting the value, desirability, and attractiveness thereof.

The provisions of this Declaration are intended to create mutual and equitable servitudes upon each of said lots and parcels in favor of each and all other lots and parcels; to create reciprocal rights between their respective Owners of all such lots and parcels; to create privity of contract and estate between the Grantors of such lots, their heirs, successors and assigns; and to operate as covenants running with the land for the benefit of each and all other such lots and parcels in the Development and their respective Owners, present and future.

IN WITNESS WHEREOF, the DECLARANTS have executed this Supplementary Declaration on the day and year first written above.

SEE ATTACHED SIGNATURE PAGES/NOTARY ACKNOWLEDGMENTS

DECLARANTS

Lot 1

Marie L. Hill
Marie L. Hill

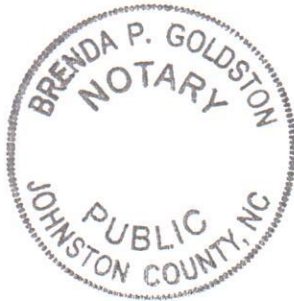
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston a Notary Public, do hereby certify that Marie L. Hill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2 day of August, 2012.

Brenda P. Goldston
Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



Lot 2

Lauren Massey
Lauren Massey

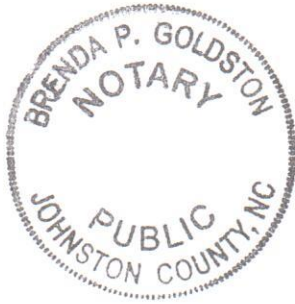
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston, a Notary Public, do hereby certify that **Lauren Massey** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 day of August, 2012.

Brenda P. Goldston
Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



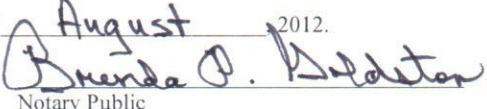
Lot 3



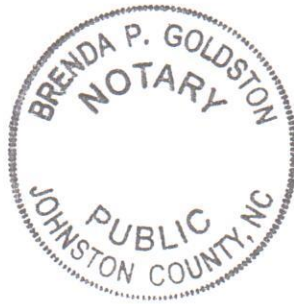
Joseph K. Alercia, III

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston, a Notary Public, do hereby certify that Joseph K. Alercia, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2 day of August, 2012.

Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



Lot 8

Kari T. Campbell
Kari T. Campbell

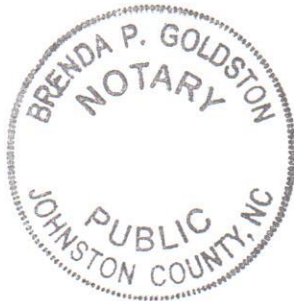
STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston, a Notary Public, do hereby certify that Kari T. Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 day of August, 2012.

Brenda P. Goldston
Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



Lot 11

Gisela Zeblin
Gisela Zeblin

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston a Notary Public, do hereby certify that Gisela Zeblin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 day of August, 2012.

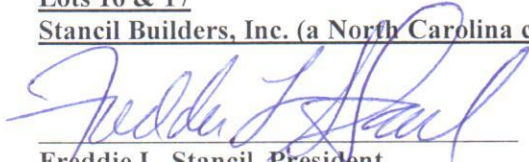
Brenda P. Goldston
Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



Lots 16 & 17

Stancil Builders, Inc. (a North Carolina corporation)

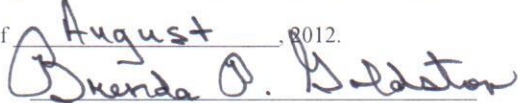


Freddie L. Stancil, President

STATE OF NORTH CAROLINA
COUNTY OF Johnston

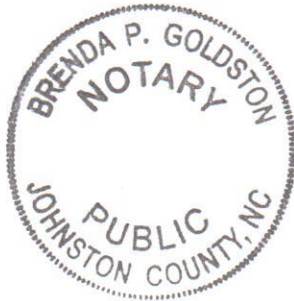
I, Brenda P. Goldston, a Notary Public, do hereby certify that **Freddie L. Stancil** personally appeared before me this day and acknowledged that he is the President of Stancil Builders, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 2 day of August, 2012.



Notary Public

My commission expires: 11-22-16
(NOTARY SEAL)



Consented to by:

SBS Investments, Inc. (a North Carolina corporation)

Freddie L. Stancil
Freddie L. Stancil, President

STATE OF NORTH CAROLINA
COUNTY OF Johnston

I, Brenda P. Goldston, a Notary Public, do hereby certify that **Freddie L. Stancil** personally appeared before me this day and acknowledged that he is the President of SBS Investments, 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 2 day of August, 2012.

Brenda P. Goldston
Notary Public

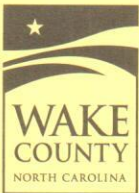
My commission expires: 11-22-16
(NOTARY SEAL)





BOOK:014873 PAGE:01452 - 01461

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



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

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages *EM*

22.004-1/20/06