

2018047467 00119

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$253.00

PRESENTED & RECORDED

12/12/2018 01:20:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3438

PG: 331 - 333

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$253.00

Recording Time, Book and Page

Parcel Identifier No. 6835-30-0971.000

Mail after recording to: *Grantee @ Address Below*

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY

THIS DEED made this 12 day of Dec, 2018 by and between

GRANTOR

**SUMMIT PROPERTY HOLDINGS, LLC,
a North Carolina Limited Liability Company
1315 SOUTH MAIN STREET
WILMINGTON, NC 27101**

GRANTEE

**BETTY JEAN TANDON
1111 MARSHALL STREET #364
WINSTON-SALEM, NC 27101**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3355, Page 2548, Forsyth County Registry.

A map showing the above described property is recorded in Condo Book 8, Pages 67-70 and referenced within this instrument.

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:

Subject to easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

SUMMIT PROPERTY HOLDINGS, LLC
(ENTITY NAME)

By: James H. Perkins (SEAL)
Title: JAMES H. PERKINS-MANAGER

By: Member/Manager (SEAL)
Title:

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Bonnie L. Delar, a Notary Public for the County of Forsyth, State of North Carolina do hereby certify that JAMES H. PERKINS, AS MANAGER OF SUMMIT PROPERTY HOLDINGS, LLC personally appeared before me this day, acknowledging to me that he signed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this the 12th day of December, 2018,

My Commission Expires: 5.16.21

Bonnie L. Delar
Notary Public

Print Notary Name: Bonnie L. Delar

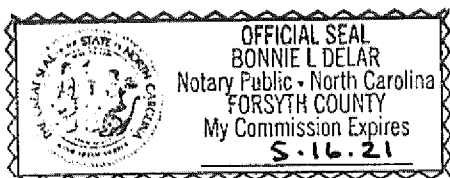


Exhibit "A"

BEING KNOWN AND DESIGNATED as Unit No. 304 as shown on a plat or plats entitled THE SUMMIT CONDOMINIUM @ GATEWAY, recorded in Condominium and Unit Ownership File Book 8 at Pages 67 through 70 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with the right of ingress to and egress from said property and the right to use for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of The Summit Condominium @ Gateway, designated by the Declaration as "Common Elements".

Together with all rights and easements appurtenant to said units as specifically enumerated in the "DECLARATION OF CONDOMINIUM for THE SUMMIT CONDOMINIUM @ GATEWAY" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2835, Page 1383, et seq., pursuant thereto membership in The Summit Condominium @ Gateway Owners Association, Inc., a North Carolina Nonprofit Corporation.

Together with all non-exclusive rights and easements recorded in Book 2835, Page 1380, in the Forsyth County Registry.

TOGETHER WITH all rights of Seller in and to the Common Elements and the Limited Common Elements appurtenant to said Unit; and

Subject to the said Declaration, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration, provide for: (1) the percentage of undivided fee simple interest appertaining to the above units of the Common Elements; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as Unit Owner, and any guests or invitees of Purchaser, in and to the Common Elements; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (5) Limitations upon use of Common Elements; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

The Purchaser accepts this property subject to all easements and Restrictive Covenants of record including, but not limited to, the Restrictive Covenants recorded in Book 2835, Page 1383, Forsyth County Registry.

ALSO CONVEYED IS PARKING SPACE 8 AND STORAGE UNIT 7