

**2019008102 00117**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$750.00**  
 PRESENTED & RECORDED  
 03/08/2019 12:50:00 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY  
**BK: RE 3449**  
**PG: 1015 - 1017**

**SPECIAL WARRANTY DEED**

NORTH CAROLINA )  
 )  
 FORSYTH COUNTY )

Submitted electronically by Allman Spry Davis Leggett & Crumpler P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

*Drafted by: Scott T. Horn, Esq.*  
*Return to: Allman Spry Box 8*

**Excise Tax: \$750.00**  
**Tax PIN: 6835-30-0984 and 6835-30-1814**  
**Street Address: 1111 S. Marshall Street, Suites 184 and 480, Winston-Salem, NC**

**THIS SPECIAL WARRANTY DEED** made this 8<sup>TH</sup> day of March, 2019, by and between:

**SUMMIT PROPERTY HOLDINGS, LLC,**  
 a North Carolina limited liability company, (hereinafter “Grantor”),  
 having an address of 1315 S. Main Street, Winston-Salem, NC 27127,  
 and

**JUVENTUS INVESTMENTS, LLC,**  
 a North Carolina limited liability company (hereinafter “Grantee”),  
 having an address of 807 N. Trade Street, Winston-Salem, NC 27101

**W I T N E S S E T H:**

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, unit ownerships in real property (under and pursuant to the North Carolina Condominium Act as set forth in NC General Statutes §47C), more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference

The property herein conveyed 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all utility easements and unviolated covenants, conditions or restrictions of record, if any, and 2019 ad valorem taxes and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer on the day and year set forth below.


**SUMMIT PROPERTY HOLDINGS, LLC,**

By:   
James H. Perkins, Manager

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

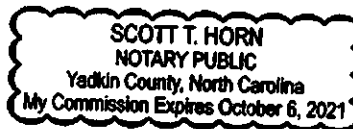
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James H. Perkins

Date: 3-8-19

 Notary Public  
SCOTT T. HORN Printed Name

My commission expires: 10-6-21

(seal)



## **Exhibit A**

BEING KNOWN AND DESIGNATED as Unit No. 109 and Unit No. 403 as shown on the map entitled "The Summit Condominium Gateway, Phase 1", as recorded in Condo Book 8, Pages 67-70, in the office of the Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to such units as specifically enumerated in the "DECLARATION OF CONDOMINIUM for THE SUMMIT CONDOMINIUM @ GATEWAY" issued by Gateway Development Ventures, LLC, and recorded in the Office of the Register of Deeds of Forsyth County in Book 2835, Page 1383, and any amendments thereto, and all rights of Grantee under The Summit Condominium @ Gateway Owners Association, Inc., a North Carolina Nonprofit Corporation.

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

TOGETHER WITH all rights of Grantor in and to the Common Elements and the Limited Common Elements appurtenant to said Unit as set forth in Exhibit "B" of the DECLARATION OF CONDOMINIUM for THE SUMMIT CONDOMINIUM @ GATEWAY as recorded in Deed Book 2835, Page 1383, and any amendments thereto; and

Subject to the Declaration, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration, provide for: (1) as the percentage of undivided fee simple interest appertaining to the above units of the Common Elements; (2) Use and restriction of use of a 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 the By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

The Grantee 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.