



2019043039 00217

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$320.00

PRESENTED & RECORDED:
 10-25-2019 01:55:51 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3489
PG: 2499-2501

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 320.00

Parcel Identifier No.: 6835-30-0963.00 (Block 6675, Lot 402)

After recording return to: Box 144

Mail tax bills to Grantee 1111 S. Marshall Street, #488, Winston Salem, NC 27101

This instrument was prepared by: Robert W. Porter

Brief Description of Property: Unit 402 The Summit Condominium @ Gateway

THIS DEED made this 22nd day of October, 2019 by and between,

GRANTOR	GRANTEE
<p>SUMMIT PROPERTY HOLDINGS, LLC A North Carolina limited liability company</p>	<p>BRANDON DALE HAWKS and wife, STACIA WHITLEY HAWKS Mailing Address: 1111 S. Marshall Street #488, Winston Salem, NC 27101</p>

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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Property Address: 1111 S. Marshall Street #488, Winston Salem, NC 27101

Tax Identification: 6835-30-0963.00 (Block 6675, Lot 402)

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [x], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book 3107, Page 2332
 A map showing the above described property is recorded in Condo Book 8 Page 67

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Summit Property Holdings, LLC

By: James H. Perkins (SEAL)

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: James H. Perkins, Managing Member, of Summit Property Holdings, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 10.22.19

Bonnie L. Delar, Notary Public

My Commission Expires: 5.16.21

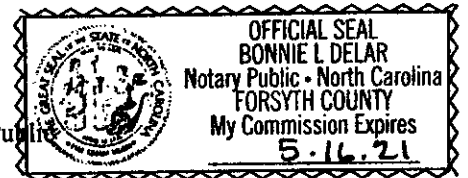


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit No. 488 as recorded on map entitled 'THE SUMMIT CONDOMINIUM @ GATEWAY as recorded in Condo Book 8, Page 67-70, Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said unit 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, 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 Granter in and to the Common Elements and the Limited Common Elements appurtenant to said Unit 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 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) as the percentage of undivided fee simple interest appertaining to the above unit 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 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.

Included in the description of this conveyance is Parking Space 7 and Storage Unit 1.

Parcel Identification: 6835-30-0963.00 (Block 6675 Lot 402)
Property Address: 1111 488 S Marshall Street Winston Salem, NC 27101