

2019049400 00102

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

\$630.00

PRESENTED & RECORDED

12/09/2019 12:20:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3497

PG: 739 - 741

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Tax Parcel Number: 6835-30-0984.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 1111 S. Marshall Street, Unit 480, Winston-Salem, NC 27101

Property Address: 1111 S. Marshall Street, Unit 480, Winston-Salem, NC 27101

Brief description for the Index: Unit No. 403, The Summit Condominium Gateway, Phase 1

THIS DEED made this 5 day of December, 2019 by and between

GRANTOR

JUVENTUS INVESTMENTS, LLC, a
North Carolina Limited Liability Company

1315 S. Main Street
Winston-Salem, NC 27127

GRANTEE

CURTIS LANG and spouse,
JANE SHERRY

1111 S. Marshall Street, Unit 480
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 situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3449, Page 1015, Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2019 property taxes.

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

JUVENTUS INVESTMENTS, LLC, a North Carolina Limited Liability Company

By: James H. Perkins (SEAL)
Name: JAMES H. PERKINS
Title: Managing Member

STATE OF North Carolina

COUNTY OF Forsyth

I, Bonnie L. Delar, a Notary Public of the County of Forsyth and State of North Carolina, certify that James H. Perkins, either being personally known to me or proven by satisfactory evidence (said evidence being _____), who is the Managing Member of JUVENTUS INVESTMENTS, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Managing Member of JUVENTUS INVESTMENTS, LLC and that as Managing Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 5th day of December, 2019.

Bonnie L. Delar
Notary Public
Name: Bonnie L. Delar
My Commission Expires: 5.16.21

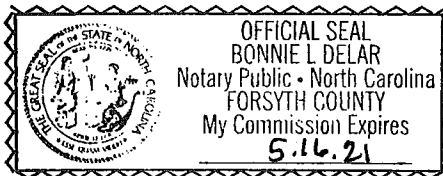


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as 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 Purchase 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.