

2020021077 00116FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$360.00**

PRESENTED & RECORDED

05/27/2020 12:33:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3526**PG: 3841 - 3843****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$360.00

Tax Parcel Identifier No.: 6835-30-0847.000

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

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

Brief description for the Index: Unit 303, The Summit Condominium Gateway, Phase 1

THIS DEED made this 15th day of May, 2020 by and between

GRANTOR	GRANTEE
<p data-bbox="228 1142 737 1203">SUMMIT PROPERTY HOLDINGS, LLC, a North Carolina Limited Liability Company</p> <p data-bbox="329 1239 634 1299">1315 South Main Street Winston-Salem, NC 27101</p>	<p data-bbox="899 1142 1344 1203">JOSEPH L. MIDDLETON and spouse, CHRISTA B. MIDDLETON</p> <p data-bbox="943 1239 1300 1299">1111 Marshall Street, Suite 372 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 and incorporated herein by reference.

The above referenced legal description _____ does _____ does not include the primary residence of the grantor.

For back title reference, see the deed recorded in Book 2910, Page 3334, Forsyth County Registry.

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 applicable easements, covenants and restrictions of record.

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

SUMMIT PROPERTY HOLDINGS, LLC, a North Carolina limited liability company

By: James H. Perkins (SEAL)
James H. Perkins, Manager

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 Manager of Summit Property Holdings, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Manager of Summit Property Holdings, LLC and that as Manager 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 15th day of May, 2020.

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

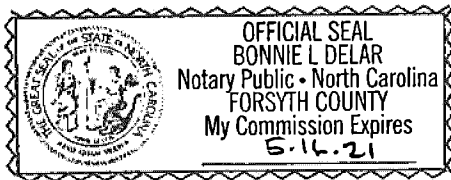


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Unit No. 303, and Parking Space 3, as recorded on map entitled "THE SUMMIT CONDOMINIUM GATEWAY, PHASE 1," as recorded in Condo Book 8, Pages 67-70, Forsyth County Register of Deeds, 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 unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM FOR THE SUMMIT CONDOMINIUM @ GATEWAY" 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) 4.504%, 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 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.