



2021006724 00074

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-10-2021 11:50:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3585

PG: 4238-4240

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 6835-30-0847.000 Verified by _____ County on the _____ day of _____, 2021

By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Monk Law Firm, PLLC, 6000 Fairview Road, Suite 1200, Charlotte NC 28210

Brief description for the Index: 1111 Marshall Street, Suite 372

No title search was performed in the preparation of this Non-Warranty Deed

THIS DEED made this 5th day of January, 2021, by and between

GRANTOR	GRANTEE
Joseph L. Middleton and spouse, Christa B. Middleton	JOCEGOR, LLC a North Carolina limited liability company
	Property Address: 1111 Marshall Street, Suite 372 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Attached Property Description on Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3526 page 3841.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Original to: Robert Lack

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

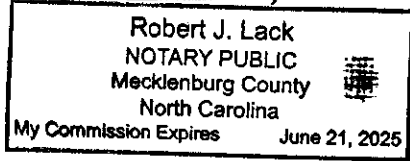
Joseph L. Middleton (SEAL)
Joseph L. Middleton

Christa B. Middleton (SEAL)
Christa B. Middleton

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Joseph L. Middleton** personally came before me this day and acknowledged that he signed the foregoing instrument. Witness my hand and Notarial stamp or seal this 5 day of January, 2021.

My Commission Expires: June 21, 2025
(Affix Seal)

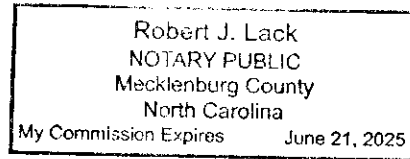


Robert J. Lack
Robert J. Lack Notary Public
Notary's Printed or Typed Name

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Christa B. Middleton** personally came before me this day and acknowledged that she signed the foregoing instrument. Witness my hand and Notarial stamp or seal this 5 day of January, 2021.

My Commission Expires: June 21, 2025
(Affix Seal)



Robert J. Lack
Robert J. Lack Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Legal 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.