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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/25/2022 04:41:51 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3714
PG: 2741 - 2743

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No.: 6835-30-0984

Mail after recording to: Grantee

This instrument was prepared by: Apple Payne Law, PLLC, 900 Old Winston Road, 212, Kernersville, NC 27284

Brief Description from the Index: Unit 403, The Summit Condominium Gateway

THIS DEED made this 25th day of August, 2022, by and between

GRANTOR	GRANTEE
Curtis Lang and spouse, Jane Sherry 1111 S. Marshall, Unit 480 Winston-Salem, NC 27101	Curtis Lang, and spouse Jane Sherry 1111 S. Marshall, 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 hereby release and forever quitclaim unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3497, Page 739, Forsyth County Registry.

A map showing the above-described property is recorded in Condo Book 8, Page 67-70, and referenced within this instrument.

This conveyance is subject to easements, restrictions, and rights-of-way of record in existence over, under, or upon the above-described property, and any current year *ad valorem* taxes. **The purpose of this deed is to comply with**

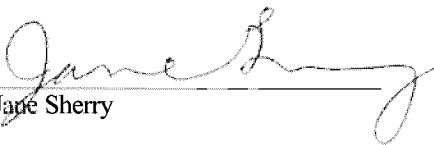
submitted electronically by "Apple Payne Law, PLLC"

N.C.G.S. 130A-310.35 and provide notice that the property is subject to the Brownfields Agreement recorded in the Forsyth County Register of Deeds in Book 2555, Page 2587 and Plat Book 48, Pages 109-112.

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. Grantor makes no warranty, express or implied, as to the title of the said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Curtis Lang


Jane Sherry

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Raven Ash, Notary Public, do hereby certify that **Curtis Lang and Jane Sherry** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 25th day of August, 2022.


Official Signature of Notary

My Commission Expires: 06/17/2025

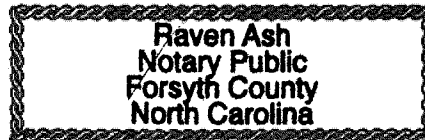


EXHIBIT "A"
PROPERTY DESCRIPTION

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 illusion, 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.

The property in this instrument is subject to the Brownfields Agreement recorded in Forsyth County Register of Deeds in Book 2555, Page 2587 and Plat Book 48, Pages 109-112.