

2023008021 00051

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$795.00

PRESENTED & RECORDED
03/14/2023 10:46:01 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3744

PG: 1412 - 1415

SPECIAL WARRANTY DEED

NORTH CAROLINA)
)
FORSYTH COUNTY)

Drafted by: Scott T. Horn, Esq.
*** No title search performed or requested ***
Return to: Grantee

Excise Tax: \$795.00
Tax PIN: 6835-30-1814
Street Address: 1111 S. Marshall Street, Suite 184, Winston-Salem, NC

THIS SPECIAL WARRANTY DEED made this 13 day of March 2023, by and between:

JUVENTUS INVESTMENTS, LLC,
a North Carolina limited liability company, (hereinafter "Grantor"),
having an address of 807 N. Trade Street, Winston-Salem, NC 27101,
and

GATEWAY SUSTAINABILITY VILLAGE LLC,
a North Carolina limited liability company (hereinafter "Grantee"),
having an address of 1111 S. Marshall Street, Suite 184, Winston-Salem, NC 27101

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, a unit ownership in real property (under and pursuant to the North Carolina Condominium Act as set forth in NC General Statutes §47C), more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference

The property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3449, Page 1015.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all utility easements and unviolated covenants, conditions or restrictions of record, if any, and 2022 ad valorem taxes and subsequent years.

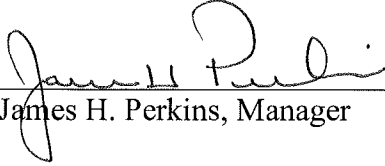
Pursuant to N.C.G.S. § 130A-310.35(D) notice is hereby given that the property which is the subject of this instrument has been classified as a Brownfields Property and is subject to that certain Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in Book 2555, page 2587, Forsyth County Registry and further shown on plat filed in Plat Book 48, Page 109, Forsyth County Registry

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer on the day and year set forth below.

[Signature and acknowledgement follow]

Signature page to
Special Warranty Deed

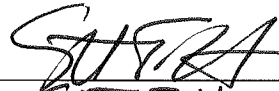
JUVENTUS INVESTMENTS, LLC,

By: 
James H. Perkins, Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James H. Perkins

Date: 3-7-23

 Notary Public
SCOTT T. HORN Printed Name

My commission expires: 10-6-26

(seal)

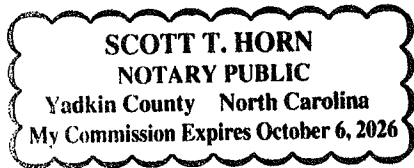


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit No. 109 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 the property arising from that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Gateway Village filed in Book 2731, Page 4291, Forsyth County Registry, as amended by Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for the Gateway Village filed in Book 2776, Page 2738, Forsyth County Registry, as affected by the General Warranty Deed filed in Book 3218, Page 3140, Forsyth County Registry, wherein there was a transfer of Declarant Rights, and as amended by Second Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for the Gateway Village filed in Book 3743, Page 2061, Forsyth County Registry.

TOGETHER WITH all rights and easements appurtenant to said Unit, including all rights in and to the Common Elements and the Limited Common Elements appurtenant to said Unit, as specifically enumerated in the "DECLARATION OF CONDOMINIUM for THE SUMMIT CONDOMINIUM @ GATEWAY" issued by Gateway Development Ventures, LLC, and recorded in Book 2835, Page 1383, Forsyth County Registry, and any amendments thereto, and all rights 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.