

2024037236 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$950.00

PRESENTED & RECORDED
11/01/2024 01:19:28 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3834
PG: 748 - 750

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

Parcel Identifier No. 6835-30-0984.000 Verified by Forsyth County on the ___ day of _____, 2024
By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

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

THIS DEED made this 31st day of October, 2024, by and between

GRANTOR	GRANTEE
Curtis Lang and spouse, Jane Sherry	Julie Stallings, unmarried
166 John Ernest Road Winston-Salem, NC 27107	<u>Property Address:</u> 1111 S. Marshall Street #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 Grantor's interest in and to 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 incorporated herein by reference.

This property ___ is is not the primary residence of one or more of the Grantors.

For back title, see Book 3714, Page 2741, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Curtis Lang (SEAL)
Curtis Lang

Jane Sherry (SEAL)
Jane Sherry

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Curtis Lang and Jane Sherry.

Date: October 31, 2024

Salem Kirkman
Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

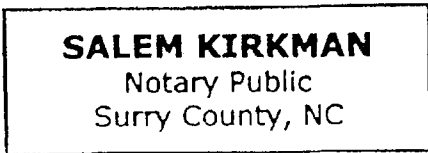


Exhibit A

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 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 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.