

2018034644 00056FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$10.00**

PRESENTED & RECORDED

09/06/2018 12:19:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPT

BK: RE 3423**PG: 3308 - 3310**Mail deed and tax bills to Grantee: **P.O. Box 1147, Kernersville, NC 27285**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$10.00

Brief description: **Lot 6, Q3 Development****GENERAL WARRANTY DEED**THIS DEED made this 5th day of September, 2018, by and between:**GRANTOR:****Q3 DEVELOPMENT, LLC**
a North Carolina limited liability companyGrantor address:
c/o Richard S. Van Eerden
181 Huckleberry Drive
Stokesdale, NC 27357**GRANTEE:****DAWN VICTORIA LINVILLE**Grantee address:
P.O. Box 1147
Kernersville, NC 27285

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

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 attached **Exhibit A** which is incorporated herein by reference.Property Address: **2704 McCollem Lane, Kernersville, NC 27284****Note:** Q3 Development, LLC was administratively dissolved by the North Carolina Secretary of State's office on August 13, 2010 and this deed is part of the "winding up" of Q3 Development, LLC. The original and current member/managers of Q3 Development, LLC are Richard S. Van Eerden, William L. Cannon and James M. Pierce.Submitted electronically by "Thomas and Bennett"
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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Q3 Development, LLC, a North Carolina limited liability company

Richard S. Van Eerden for Q3 Development LLC (Seal)
Richard S. Van Eerden, Member/Manager

North Carolina, Forsyth County

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:

Richard S. Van Eerden

September 5, 2018

Place notary seal below this line:

Nanette B. McGee

Notary Public

Print/Type Name: Nanette B. McGee

NANETTE B. MCGEE
 Notary Public - North Carolina
 Guilford County

My Commission Expires: September 24, 2020

EXHIBIT A

**Dawn Victoria Linville
Lot 6, Q3 Development
2704 McCollem Lane**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 6 of Q3 Development**, a map and plat of which is recorded in **Plat Book 51, Page 61** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 2686, Page 3670, Forsyth County Registry and is designated as Tax PIN 6887-99-9396.00 (Block 5415A, Lot 006) on the Forsyth County tax maps.

This property is subject to the Declaration of Reciprocal Easements recorded in Book 2747, Page 2839, Forsyth County Registry.

There is conveyed herewith and this property is subject to that septic easement recorded in Book 2840, Page 683, Forsyth County Registry. (This septic easement is across Lot 6 for the benefit of Lot 7.)