

1123
0080

FILED ELECTRONICALLY
DAVIE COUNTY NC
M. BRENT SHOAF
REGISTER OF DEEDS

FILED Dec 02, 2019
AT 03:35:00 PM
BOOK 01123
START PAGE 0080
END PAGE 0082
INSTRUMENT # 06316
EXCISE TAX \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 (no taxable consideration)

Tax Parcel Identification Number: C8010E0999

This instrument was prepared by: Julian P. Robb, 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. Deed preparation only – no title opinion rendered.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 307 Mill Street, Winston-Salem, NC 27103

Brief description for the Index: Common Area, Kinderton Village, Phase 3A-2

THIS DEED made this 2nd day of December, 2019 by and between

GRANTOR

PILOT VIEW, LLC, a
North Carolina limited liability company

307 Mill Street
Winston-Salem, NC 27103

GRANTEE

KINDERTON VILLAGE SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC., a
North Carolina non-profit corporation

1318 Ashley Square
Winston-Salem, NC 27103

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 or parcel of land situated in the County of DAVIE State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davie County Register of Deeds.

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For back title reference, see the deed recorded in Book 1030, Page 406, Davie County Registry.

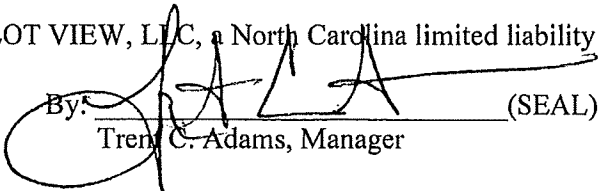
THIS IS ___ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2019 property taxes.

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

PILOT VIEW, LLC, a North Carolina limited liability company

By:  (SEAL)
Trent C. Adams, Manager

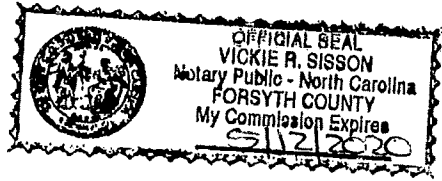
State of North Carolina

County of Forsyth

I, Vickie R. Sisson, a Notary Public of the County of Forsyth and State of North Carolina, certify that Trent C. Adams, either being personally known to me or proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day and acknowledged that he is the Manager of Pilot View, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing on behalf of the organization for the purposes stated therein.

Witness my hand and Notarial stamp or seal this 2nd day of December, 2019.

Vickie R. Sisson
Notary Public
Name: Vickie R. Sisson
My Commission Expires: 5/12/2020



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EXHIBIT "A"
PROPERTY DESCRIPTION

BEING all that parcel of land designated as "Common Area," consisting of 3.0861 acres, more or less, as shown and described on the plat entitled, "Plat Map of Kinderton Village Phase 3A-2," as recorded in Plat Book 13, Page 32, in the Office of the Register of Deeds of Davie County, North Carolina, reference to which plat is hereby made for a more particular description.

