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FILED ELECTRONICALLY  
DAVIE COUNTY NC  
KELLY C. FUNDERBURK  
REGISTER OF DEEDS

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FILED	Sep 08, 2023
AT	11:18:00 AM
BOOK	01258
START PAGE	0639
END PAGE	0641
INSTRUMENT #	04401
EXCISE TAX	\$1,520.00

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax **\$1520.00**

Tax Map Parcel Identifier No.: **P70000000301, P700000001 and P/O O700000003**

Mail to: Andrew J. Abramson, 225 N Main Street, Suite 200, Salisbury, NC 28144

This instrument prepared by: Andrew J. Abramson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

THIS DEED, made this 8<sup>th</sup> day of **September, 2023**, by and between

**TENNYSON, LLC,**  
a North Carolina limited liability company

Whose mailing address is: 310 Point Road, Mocksville, NC 27028

Hereinafter referred to as GRANTOR; and

**THREE RIVERS LAND TRUST, Inc.,**  
a North Carolina non-profit corporation

Hereinafter referred to as GRANTEE,

Whose **mailing address** is: 204 E. Innes Street, Ste. 280, Salisbury, NC 28144

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, North Carolina, and more particularly described as follows:

**BEING ALL of that 121.278 acre tract, more or less, as illustrated as Tract 2 on a Survey for Three Rivers Land Trust prepared by Kenneth L. Foster & Associates, PA dated August 15, 2023 and recorded in Plat Book 14, Page 64, in the Office of the Register of Deeds for Davie County, North Carolina.**

The property herein described was acquired by Grantor by instrument recorded in Deed Book 1096, Page 1117, Davie County Registry.

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 exceptions herein after stated.

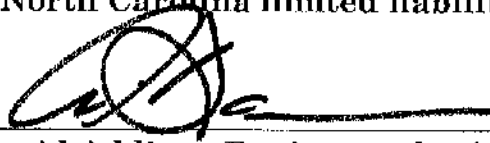
**Title to the property hereinabove described is subject to the following exceptions:**

**Easements, conditions, restrictions of record and the Ad Valorem property taxes for the current year. The Conservation Easement recorded in Deed Book 561, page 933, Davie County Registry.**

{Signature & Notarial Acknowledgement(s) to follow}

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

Tennyson, LLC,  
a North Carolina limited liability company

By:  (SEAL)  
David Addison Davis, member/manager

STATE OF NORTH CAROLINA  
COUNTY OF Rowan

I, Brittany R. Beck, Notary Public of aforesaid State and Rowan County, certify that **David Addison Davis** personally came before me this day and acknowledged that he is the member/manager of Tennyson, LLC, a North Carolina limited liability company, and that as member/manager, being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial seal, this 7<sup>th</sup> day of September 2023.

  
NOTARY PUBLIC

My commission expires: 6/3/24  
(SEAL)

Brittany R. Beck  
NOTARY PUBLIC  
Rowan County  
North Carolina  
My Commission Expires June 3, 2024