

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
307		014						22

Rowan County Assessor's Office

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 2/19/2021 4:48:07 PM
 Fee Amt: \$156.00 Page 1 of 4
 Revenue Tax: \$130.00
 Rowan, NC
 J. E. Brindle Register of Deeds

BK 1368 PG 557**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$130

Tax Map 307 Parcel 014

Prepared by and Mail to: Andrew J. Abramson, a North Carolina licensed attorney
 225 N Main Street, Suite 200,
 Salisbury, NC 28144

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax
 Administrator upon disbursement of closing proceeds.

THIS DEED, made this 19th day of February, 2021, by and between

**MILTON CROWTHER AND
 LOUISE B. CROWTHER REVOCABLE LIVING TRUST
 DATED JUNE 26, 2001**

Whose mailing address is: 507 N. Salisbury Avenue, Granite Quarry, NC 28146

Hereinafter referred to as GRANTOR; and

**THREE RIVERS LAND TRUST, INC.
 A North Carolina Corporation**

Hereinafter referred to as GRANTEE,

Whose **mailing address** is: 204 E. Innes Street, Suite 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.

submitted electronically by "The Woodson Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Rowan County Register of Deeds.

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 Rowan, North Carolina, and more particularly described as follows:

See Attached EXHIBIT "A"

The property herein described was acquired by Grantor by instrument recorded in Deed Book 922, Page 748, Rowan 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.

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

Milton Crowther and Louise B. Crowther Revocable Living Trust dated June 26, 2001

BY: Louise B. Crowther ^{Trustee} (SEAL)
Louise B. Crowther, Trustee

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I, Andrew J. Abramson, a Notary Public of the aforesaid County and State, do hereby certify that **Louise B. Crowther, as Trustee of the Milton Crowther and Louise B. Crowther Revocable Living Trust dated June 26, 2001**, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this 19th day of February, 2021.

Andrew J. Abramson
NOTARY PUBLIC

My commission expires: 10/15/25

(SEAL)

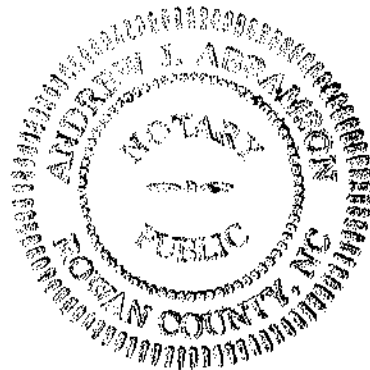


EXHIBIT "A"

BEING all of Tract 3, as illustrated in Book of Maps at Page 5362, in the Office of the Register of Deeds for Rowan County, North Carolina.

MAP	S/M	PAR	S/P	U/N	L/N	C/C	PART	INT
307		280						22

Rowan County Assessor's Office



Doc ID: 014347270003 Type: CRP
 Recorded: 03/02/2020 at 03:07:40 PM
 Fee Amt: \$26.00 Page 1 of 3
 Revenue Tax: \$0.00
 Rowan, NC
 J. E. Brindle Register of Deeds

BK 1344 PG 388

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on:

Property Identification Number 307 280
This is not a certification that the Rowan County Property Identification Number matches this Deed description.

Tonya Pamell BD 3-2-20 3:04 pm
Rowan Co. Tax Collections Manager Clerk Date/Time

3/26 JK

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Map Parcel Identifier No.: Tax Map 307, Parcel 280

Prepared by and Mail to: Andrew J. Abramson, a North Carolina licensed attorney
225 N Main Street, Suite 200,
Salisbury, NC 28144

Excise Tax \$.00

THIS DEED, made this 28 day of February, 2020, by and between

LOUISE B. CROWTHER, Widow

Whose mailing address is: 507 N. Salisbury, Ave., Granite Quarry, NC 28146

Hereinafter referred to as GRANTOR; and

THREE RIVERS LAND TRUST, INC.

A North Carolina non-profit corporation

Formerly Known as The LandTrust for Central North Carolina, Inc.

Hereinafter referred to as GRANTEE,

Whose mailing address is: 204 E. Innes Street, Suite 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 Rowan, North Carolina, and more particularly described as follows:

See Attached EXHIBIT "A"

The property herein described was acquired by Grantor by instrument recorded in Deed Book 1041, Page 386, Rowan 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.

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

Louise B. Crowther (SEAL)
Louise B. Crowther

STATE OF NORTH CAROLINA

COUNTY OF ROWAN

I, Crystal J. Cockman, a Notary Public of the aforesaid County and State, do hereby certify that Louise B. Crowther, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this 28 day of February, 2020.

Crystal J. Cockman
NOTARY PUBLIC

My commission expires: 1/13/23
(SEAL)

Crystal J. Cockman
Notary Public
Randolph County, NC
My Commission Expires 1/13/23

EXHIBIT "A"

BEING all that 160.723 acres, more or less, identified as Tract 2 in a survey prepared by Davidson Surveying and Mapping being last revised January 31, 2005, and recorded in the Rowan County Register of Deeds in Book of Maps 9995, at Page 5362.

The purpose of this conveyance is to terminate the Grantor's life estate interest and vest full title to Grantee.