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

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FILED Sep 23, 2022
AT 01:24:00 PM
BOOK 01231
START PAGE 0645
END PAGE 0647
INSTRUMENT # 05834
EXCISE TAX \$1,815.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax **\$1,815.00**

Tax Map Parcel Identifier No.: **p/o O700000003, P70000000202, p/o P700000001**

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 **23rd** day of **September, 2022**, 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 165.851-acre tract as illustrated on map of Survey for Three Rivers Land Trust prepared by Kenneth L. Foster & Associates, PA dated August 31, 2022 and recorded in Plat Book 13, Page 633, 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.

This property is subject to Conservation Easement recorded in Book 561, Page 933. The State of North Carolina has provided written consent to the conveyance herein.

{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, Leslie H. Jackson Notary Public of aforesaid State and Davie 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 23 day of September, 2022.


NOTARY PUBLIC

My commission expires:
(SEAL)

