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MCDOWELL COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED

06/09/2020 02:51:02 PM

TONIA R HAMPTON

REGISTER OF DEEDS

BY: ERIN LOVELACE

DEPUTY REGISTER OF DEEDS

BK: CRP 1311

PG: 550 - 554

GENERAL WARRANTY DEED

Mail to: James B. Hogan, Starnes Aycock Law Firm,
118 North Sterling Street, Morganton, N.C. 28655

This instrument was prepared by: James B. Hogan

Brief description for the Index: Per plat at PB 25, pg. 39, McDowell Co. Registry, lots 17-12, 18-12,
and the tract marked "Future Development" on Beacon Ridge Drive, in Nebo,
McDowell County, N.C.

NO TITLE EXAM PERFORMED.

THIS DEED, made this the 8th day of June, 2020, by and between:

GRANTOR: **LAKE JAMES PROPERTIES, LLC**
 a North Carolina limited liability company,
 whose mailing address is: 220 17th Ave., NE, Hickory, N.C. 28601
 (herein referred to as Grantor), and

GRANTEE: **THE ARBOR AT LAKE JAMES
 PROPERTY OWNERS ASSOCIATION, INC.,**
 a North Carolina Non-Profit Corporation,
 whose mailing address is: 536 Harborside Drive, Nebo, N.C. 28761
 (herein referred to as Grantee).

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Township of Nebo, County of McDowell, State of North Carolina, more particularly described as follows:

Submitted electronically by "Starnes Aycock Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the McDowell County Register of Deeds.

SEE EXHIBIT A.

BACK REFERENCE: DB 670, Pg. 264; DB 666, Pg. 448; and DB 206, Pg. 870; all of the McDowell County Registry.

McDowell County Tax Office references:

Future Development tract: Parcel ID: 172300322693; Account#: 32981
Lot 17-12: Parcel ID: 172300229654; Account#: 32741
Lot 18-12: Parcel ID: 172300229561; Account#: 32741

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

AND BEING A PORTION OF THE PROPERTY conveyed and described in that certain deed from Oscar O. Vasquez to Lake James Properties, LLC, recorded on January 10, 2002 in McDowell County Deed Book 670, Page 264 of the McDowell County Registry.

It is the intent of the parties that this conveyance of Lot 17-12, Lot 18-12, and the Future Development tract of the Cove Point at the Arbor, Phase 2, Section B, be declared to be, and hereby is so declared to be, "**Common Elements**" of The Arbor at Lake James Property Owners Association, Inc., pursuant to the Second Amendment of the Declaration of the Covenants, Conditions, and Restrictions (DB 1250, pg. 440, MCR).

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, except those described herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever. Title to the property hereinabove described is subject to the following exceptions: (1) McDowell County ad valorem taxes for the year 2020 and subsequent years, for which Grantee herein expressly assumes the liability, if any; (2) Rights of way and easements for public utilities and roadways; (3) Matters which may be revealed by a view of the premises or a survey by a licensed surveyor; and (4) ALL ENCUMBRANCES OF RECORD.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

LAKE JAMES PROPERTIES, LLC

By: Oscar O. Vasquez (SEAL)
Oscar O. Vasquez - Member/Manager

North Carolina
Burke County

I, a Notary Public of the county and state aforesaid, do hereby certify that OSCAR O. VASQUEZ, personally appeared before me this day, acknowledged that he is the Member/Manager of Lake James Properties, LLC, and acknowledged the due execution of the foregoing instrument as the act of the Company.

Witness my hand and official seal, this the 8 day of June, 2020.

Leslee Faye Kanupp Notary Public
Signature Name Printed/Typed

My commission expires: 09-30-2020

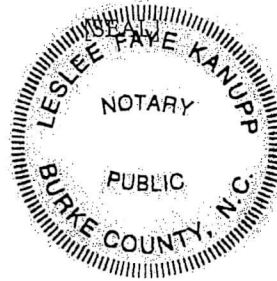


EXHIBIT A

BEING all of the tract marked "Future Development", Lot 17-12, and Lot 18-12, of the Cove Point at The Arbor, Phase 2, Section B, as shown on the plat of survey by Western Carolina Surveyors, P.A. for Lake James Properties, LLC, dated August 24, 2015, and being recorded in McDowell County Plat Book 25, Pages 39 through 41, which plat of survey is incorporated by reference as if fully set forth herein for a more complete metes and bounds description.

This conveyance is made TOGETHER WITH and SUBJECT TO all of the restrictions, encumbrances, easements, and hereditaments found in the following documents, which are incorporated by reference as if fully recited herein:

1. The Bylaws of The Arbor at Lake James Property Owners' Association, Inc. as recorded in Book 1077, Page 511 of the McDowell County Registry;
2. The Amended Declaration of Covenants, Conditions and Restrictions of The Arbor at Lake James Subdivision, as recorded in Book 1077, Page 479 of the McDowell County Registry, as the same may be amended from time to time;
3. The Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of The Arbor at Lake James Property Owners Association, Inc., as recorded in Book 1250 at Page 440 of the McDowell County Registry;
4. Survey plat recorded in Plat Book 25, Pages 39 through 41 of the McDowell County Registry.
5. Restrictions found in that certain deed recorded in deed book 666 at page 448 of the McDowell County Registry.