

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. 7751 04 6696/05 0286 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Garner & Williamson, P.A., 111 Courthouse Square, Troy, NC 27371

Brief description for the Index: LOT 3A -12.080 ACRES AND 3B-17.780 ACRES,

THIS DEED made this 13th day of October, 2021, by and between

GRANTOR

DAVID D. BENNETT, FREE TRADER
6896 KING MOUNTAIN ROAD
ASHEBORO, NC 27205

GRANTEE

THREE RIVERS LAND TRUST, INC.
204 EAST INNES ST, STE 280
SALISBURY, NC 28144

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of RANDOLPH, Asheboro Township, Montgomery County, North Carolina and more particularly described as follows:

BEING all of Lot 3A containing 12.080 acres and all of Lot 3B, containing 17.780 acres as shown on plat recorded in Plat Book 157, Page 10, Randolph County Registry, incorporated herein by reference, subject to restrictions on deed recorded in Book 2536, Page 1074. This being the same Tract 3 as conveyed in Book 2536, Page 1074.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2536 page 1074.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 157 page 10.

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:

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

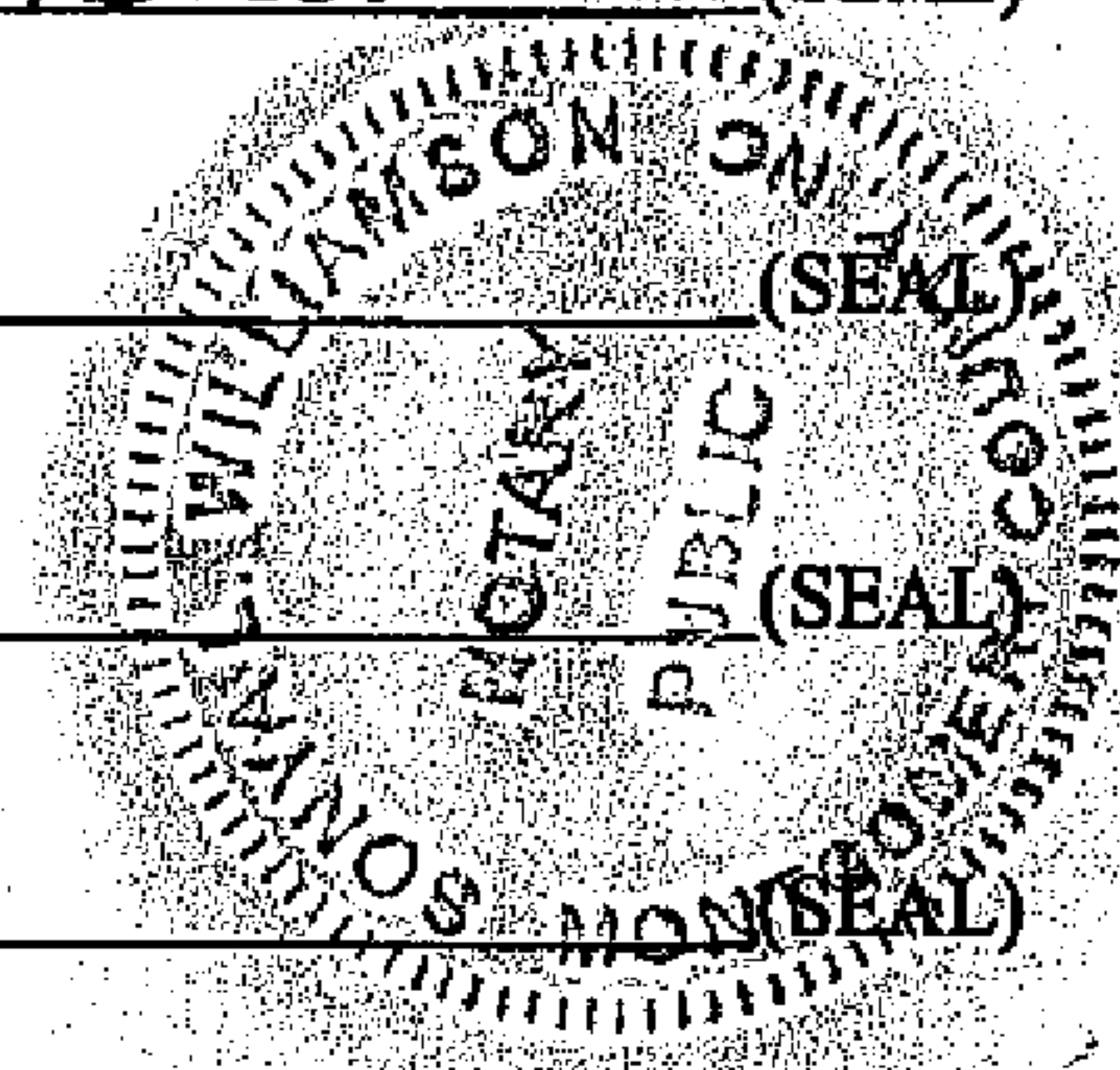
(Entity Name)

David D. Bennett (SEAL)
DAVID D. BENNETT

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____



State of North Carolina - County of Montgomery

I, the undersigned Notary Public of the County and State aforesaid, certify that DAVID D. BENNETT FREE TRADER personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 13th day of October, 2021

My Commission Expires: 9/25/2025

William S. Williamson
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds