

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

Pin Number 578C-1-7
This is not a certification that this Vance County Tax Department Pin Number matches this Deed description.

Vance County Tax Office

Date

8/3/15

FILED Aug 03, 2015 04:51 pm

BOOK 01297

PAGE 1189 THRU 1190

INSTRUMENT # 02836

RECORDING \$26.00

EXCISE TAX (None)

FILED
VANCE
COUNTY NC
CAROLYN R. PECORA
REGISTER
OF DEEDS
CDN

NORTH CAROLINA

GENERAL WARRANTY DEED

TITLE NOT EXAMINED

Excise Tax: S-0- No Revenue Paid

Tax Map: 578C-1-7

Mail after recording to: Lori A. Renn, Attorney at Law, 409 Young Street, Henderson, NC 27536

This instrument was prepared by: Lori A. Renn, Attorney at Law

Brief Description for Index: Lot 7 Plat Book W Page 991

THIS DEED made this 1st day of ^{August} ~~July~~, 2015 by and between

GRANTOR

Skipper's Cove, LLC
430 Woodland Road
Henderson, N.C. 27536

GRANTEE

Innovative Green Builders, Inc.
430 Woodland Road
Henderson, N.C. 27536

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 those certain lots or parcels of land located in the City of _____, Middleburg Township, Vance County more particularly described as follows:

BEING all of Lot 7 of Pine Shore Estates containing 0.692 acre according to that certain survey and plat entitled "Final Plat for Pine Shore Estates" as prepared by Cawthorne & Associates, PA, dated March 29, 2004 and recorded in Plat Book "W," Page 991, in the office of the Register of Deeds of Vance County.

Also conveyed herewith is the right to use the 6 foot golf cart paths within the subdivision, subject to the rights of others.

Grantor transfers this property as part of the winding up of the LLC pursuant to N.C.G.S. §57D-6-07.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1117, Page 951, Vance County Registry.

A Plat of the above described property appears in Plat Book W, Page 991, Vance County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 hereinafter stated.

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

1. Existing rights of way for roadways and public utilities of record.
2. Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates recorded in deed book 1043, page 509, Vance County Registry. See also Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates recorded in deed book 1128, page 430 and re-recorded in deed book 1131, page 766, Vance County Registry. See also Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates recorded in deed book 1263, page 705, Vance County Registry.
3. Deed of Trust recorded in Deed Book 1117 Page 953, Vance County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Skipper's Cove, LLC

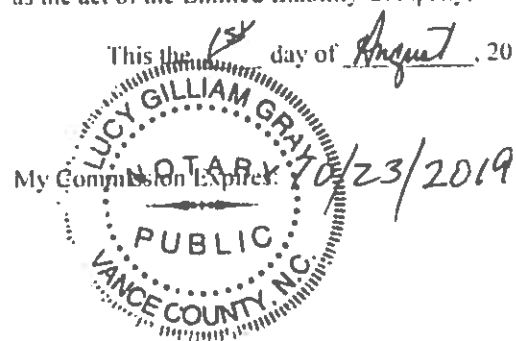
By: Ann M. Mead
Ann M. Mead, Manager

STATE OF NC

COUNTY OF VANCE

I, a Notary Public, do certify that Ann M. Mead personally appeared before me and acknowledged that she is the Manager of Skipper's Cove, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by her as its Manager.

This the 15th day of August, 2015.



Lucy Gilliam Gray
Notary Public