

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Sep 19, 2018
AT	02:11:18 pm
BOOK	01030
START PAGE	0276
END PAGE	0278
INSTRUMENT #	02148
EXCISE TAX	\$84.00
LNN	

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$84.00

Recording Time, Book and Page

Parcel Identifier No. Portion of F1 2E (Record #25098)

Mail after recording to: THE LANCE LAW FIRM, P.C.
3280 NC 69, Suite 11
Hayesville, NC 28904

This instrument was prepared by: THE LANCE LAW FIRM, P.C.
3280 NC 69, Suite 11
Hayesville, NC 28904

THIS DEED made this 13th day of September, 2018, by and between

GRANTOR
The Peninsula at Hyco Lake, LLC
200 N. Harbor Place Dr., Suite C
Davidson, NC 28036

GRANTEE
Kevin B. Cousins and wife, Lidia D. Cousins
14848 Creekbrook Terrace
Midlothian, VA 23113

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, as Joint Tenants with Right of Survivorship for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the assigns of any of them or to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, all that certain lot or parcel of land and more particularly described as follows:

All that tract or parcel of land lying and being in Hawtree Township, Warren County, North Carolina and being Lot Five (5), containing 1.04 acres, more or less, of Pinnacle Shores at Lake Gaston Subdivision as shown on a plat of survey entitled "Subdivision Map for Pinnacle Shores at Lake Gaston", prepared by ESP Associates, Inc., dated June 15, 2018 and as recorded in Plat Cabinet 1, Slide 339, Plat # 11-17 of the Warren County Public Registry, which description is incorporated herein by reference and made a part hereof.

The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Pinnacle Shores at Lake Gaston Subdivision as recorded in Deed Book 1026, Pages 562-574, Warren County, North Carolina records, and as amended hereafter.

The herein described lot is conveyed subject to the reciprocal right of the lot owner on each side of the boundary line which extends into the water impound area of Lake Gaston for the issuance of a dock permit from the proper permitting agency and to construct and maintain a dock which would service the above described lot. This right eliminates the fifteen-foot setback on the adjoining property line for dock purposes.

TOGETHER WITH all of Grantor's rights and reservations, if any, in and to that area of adjacent shoreland presently owned in fee by Dominion Energy, as said shoreland has been divided on aforesaid plat.

The property is conveyed subject to the setbacks and all matters shown on aforesaid Plat.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress, utilities and access easement to the aforesaid lot along and through the subdivision roads as depicted on the above-referenced survey.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1020, Pages 787-790, Warren County Registry.

A map showing the above described property is recorded in Plat Cabinet 1, Slide 339, Pages 11-17, Warren County Registry and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, for and during their joint lives and upon the death of any of them, then to the survivor

of them in fee simple, and to the assigns of any of them or to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, in fee simple.

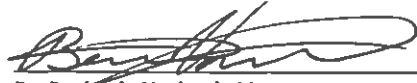
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated to Grantee, their heirs and/or successors and assigns.

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

1. Subject to Existing 160' wide Dominion Power Easement shown on recorded plat.
2. Subject to Right of Way to Pete Farm Road as shown on recorded plat.
3. Subject to Reservations and Restrictions in Deed Book 881 Page 413, Book 916 Page 316, and Book 1025, Pages 385-397, Warren County Registry.
4. Subject to Veeco Easement in Book 208, Page 273, Warren 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.

THE PENINSULA AT HYCO LAKE, LLC

 (SEAL)
By: Benjamin Vanhook, Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Benjamin Vanhook, Manager of The Peninsula at Hyco Lake, LLC, personally appeared before me this day and each acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein. Witness my hand and official stamp or seal, this the 17th day of September, 2018.

My Commission Expires: March 12, 2019

(SEAL - STAMP)


Notary Public

Print Notary Name: Myra A. Holt

Myra A. Holt
Notary Public
Mecklenburg County, NC
My Commission Expires March 12, 2019