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DAVIDSON COUNTY NC FEE \$26
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
11/19/2020 04:19:24 PM
MICHAEL HORNE
REGISTER OF DEEDS
BY: NATASHA MCKENZIE
DEPUTY
BK: DE 2442
PG: 649 - 651



DAVIDSON COUNTY TAX CERTIFICATION
Property Taxes Paid Through: 2020
By: CMomms - 03013765
Date: 11/19/2020

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No 030130000065

This instrument was prepared by Jeffrey J. Berg, a NC Licensed Attorney.

Brief Description for the index

3.77 acre tract, Enterprise Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made November 12, 2020, by and between

GRANTOR

GRANTEE

Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust by Charlotte C. Berrier, Trustee
370 S. Union Grove Rd
Lexington, NC 27295

Cynthia B. Naylor
PO Box 3329
N. Myrtle Beach, SC 29582

Enter in appropriate block for each party: name, 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 or parcel of land situated in the **Arcadia** Township, in Davidson County, North Carolina and more particularly described as follows:

BEGINNING at an old stone, the southeast corner of the tract, R.G. Berrier's corner; thence with his line North 85° 28' West 649.2 feet to a stone; thence North 06° 25' East 51.4 feet to an iron; ;thence North 07° 58' East 210.0 feet to an iron in Donnell's line; thence with his line South 85° 18' East 631.7 feet to an iron, new corner to the Perryman Estate; thence with a new line South 03° 26' West 257.2 feet to the beginning, containing 3.77 acres, more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 2011, page 1202.**

N. C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.#003

submitted electronically by "Jeffrey J. Berg, Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

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 hereinafter stated.

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

This property has ___ has not been used as the primary residence of the Grantor. NCGS§105-317.2.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Charlotte C. Berrier (SEAL)
Charlotte C. Berrier, Trustee of the
Tony G. Berrier and Charlotte C. Berrier Revocable
Living Trust

NORTH CAROLINA, DAVIDSON County

SEAL-STAMP



I, Debra C. Teague a Notary Public of the County and State aforesaid, certify that **Charlotte C. Berrier, Trustee of the Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 12th day of November, 2020.

Public

Debra C. Teague Notary

My commission expires: 7/14/2021

TRUST CERTIFICATION

Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust..

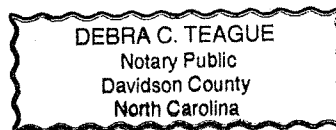
The undersigned, Charlotte C. Berrier, hereby acknowledges, affirms and certifies the following:

1. That she is the Trustee of the Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust.
2. The Trust has not been terminated and there have been no amendments to the Trust since it was originally executed.
3. That she is acting in full compliance and within the authority granted to her by the Trust in transferring the property known as 3.77 acres, off Enterprise Road, Lexington Tax ID 0301300000065.
4. The Taxpayer Identification for the Trust is available upon request.

Charlotte C. Berrier (SEAL)
Charlotte C. Berrier, Trustee of the
Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust

Sworn to and subscribed before me this day by Charlotte C. Berrier, Trustee of the
Tony G. Berrier and Charlotte C. Berrier Revocable Living Trust

Debra C. Teague
Notary Public



My Commission Expires: 7/14/2021