

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$678.00
Parcel ID:	02 2 4 5A
Mail/Box to:	Grantee
Prepared by:	Attorney Robert B. Angle, Jr.
Brief description for the Index:	Unit 2, Pinnacle Woods Condominium

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25<sup>th</sup> day of April, 2022, by and between:

GRANTOR	GRANTEE
<b>CHARLES D. MILLER</b> , divorced and not remarried 3530 Friendship Church Road Farmville, NC 27828	<b>JOHN F. BROWN and wife, BRIJETTE P. BROWN</b> 4463 Livorn Loop Myrtle Beach, SC 29579

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in City of Blowing Rock, Globe Township, Caldwell County, North Carolina and more particularly described as follows (the "Property"):

See attached Exhibit A

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1943, page 313

All or a portion of the Property ☐ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Condominium Book 1 page 33

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

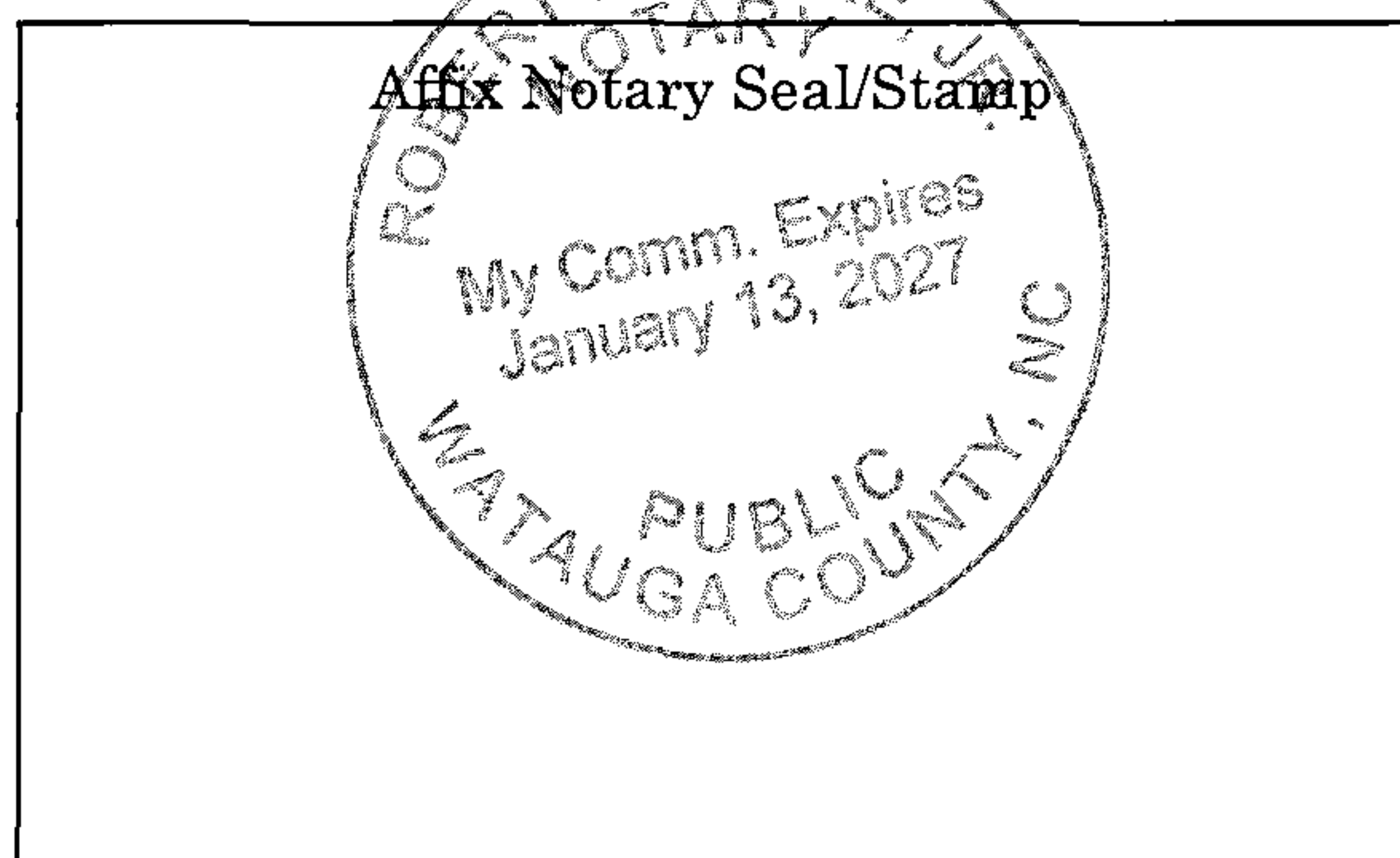
Subject to any and all ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state or federal laws, ordinances or regulations relating to zoning, environment, subdivision, occupancy, use, construction or development of the subject property, including existing violations of said laws, ordinances or regulations.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

 (SEAL)  
CHARLES D. MILLER

STATE OF NC, COUNTY OF Watauga

I Robert B. Angle, Jr. a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 25<sup>th</sup> day of April, 2022, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **CHARLES D. MILLER**



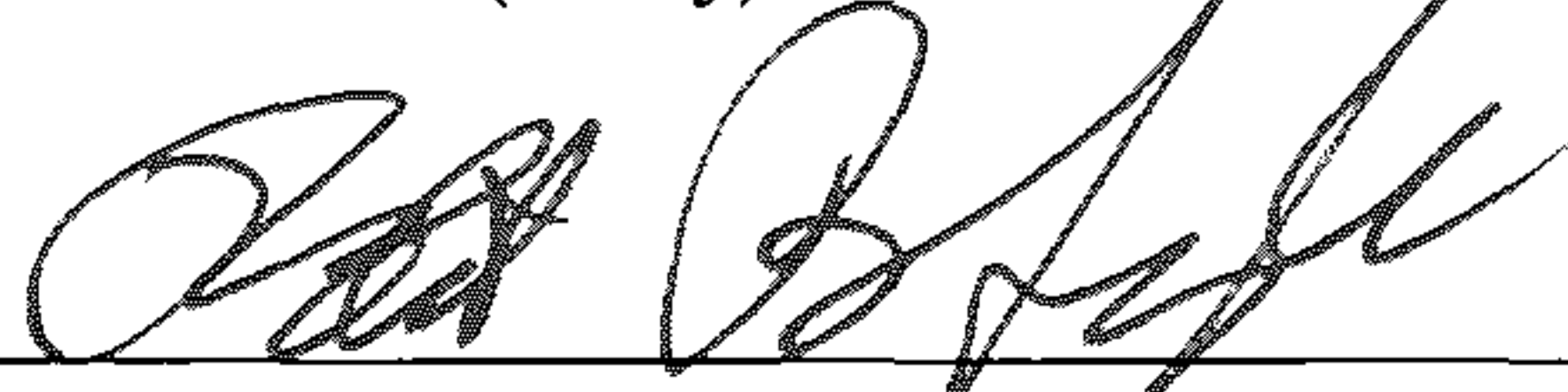
  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

EXHIBIT A

BEING ALL OF CONDOMINIUM UNIT NUMBER 2 OF PHASE I OF THE PINNACLE WOODS CONDOMINIUM AS DESCRIBED AND DESIGNATED IN THE DECLARATION OF CONDOMINIUM UNDER THE NORTH CAROLINA UNIT OWNERSHIP ACT RECORDED IN BOOK 807, PAGE 1078 IN THE OFFICE OF THE REGISTER OF DEEDS OF CALDWELL COUNTY AND IN CONDOMINIUM BOOK 1, PAGE 33 REFERENCE OF SUCH DECLARATION AND PLANS BEING HEREBY MADE FOR A MORE SPECIFIC DESCRIPTION OF THE UNIT, TOGETHER WITH A 1/5TH (20.0%) UNDIVIDED INTEREST IN AND TO THE COMMON AREA, FACILITIES, AND EASEMENTS AS DESCRIBED AND SET FORTH IN SAID DECLARATION OF THE PLANS, DRAWINGS AND DESCRIPTIONS ATTACHED THERETO, REFERENCE TO WHICH DECLARATION AND THE ATTACHMENTS THERETO IS SPECIFICALLY MADE FOR A MORE DETAILED DESCRIPTION OF SAID COMMON AREAS AND FACILITIES.