

Surry County, North Carolina  
W. Todd Harris, Register of Deeds  
Received By: JENNIFER CROUSE

Tax: \$0.00

Surry Co. Tax Dept.  
Land Records SF  
Collection SF

**GENERAL WARRANTY DEED**

Excise Tax:0.00

Tax Parcel ID No. 5965-05-28-3200, 5965-09-26-1968, 5965-09-27-1219

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Mark S. Royster, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 22 day of March, 2021, by and between

**GRANTOR: TRI MARK ASSOCIATES, LLC**, whose mailing address is PO. Box 1824, Pilot Mountain, NC 27041  
(herein referred to collectively as **Grantor**) and

**GRANTEE: HARRIS FINANCIAL RESOURCE CORPORATION, A NORTH CAROLINA CORPORATION**, whose  
mailing address is 109 Lola Lane, Pilot Mountain, NC 27041 (herein referred to collectively as **Grantee**)  
and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Pilot Mountain, County of Surry, State of North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 990, Page 847, Book 1230, Page 708 and Book 1141, Page 391. All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

SEE EXHIBIT "A" ATTACHED HERETO

**NO TITLE SEARCH PERFORMED. NO CLOSING CONDUCTED.**

Submitted electronically by "Royster and Royster, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Surry County Register of Deeds.

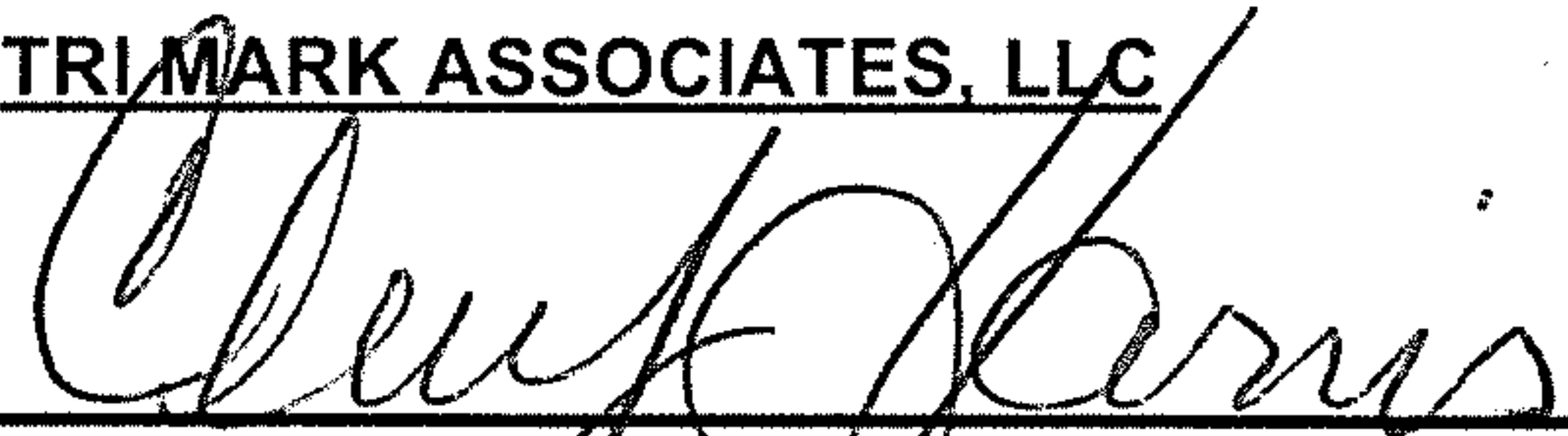
Unofficial Document

Unofficial Document

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

TRIMARK ASSOCIATES, LLC



By: CLEVE G. HARRIS  
Title: MANAGING MEMBER

State of North Carolina  
County of Surry

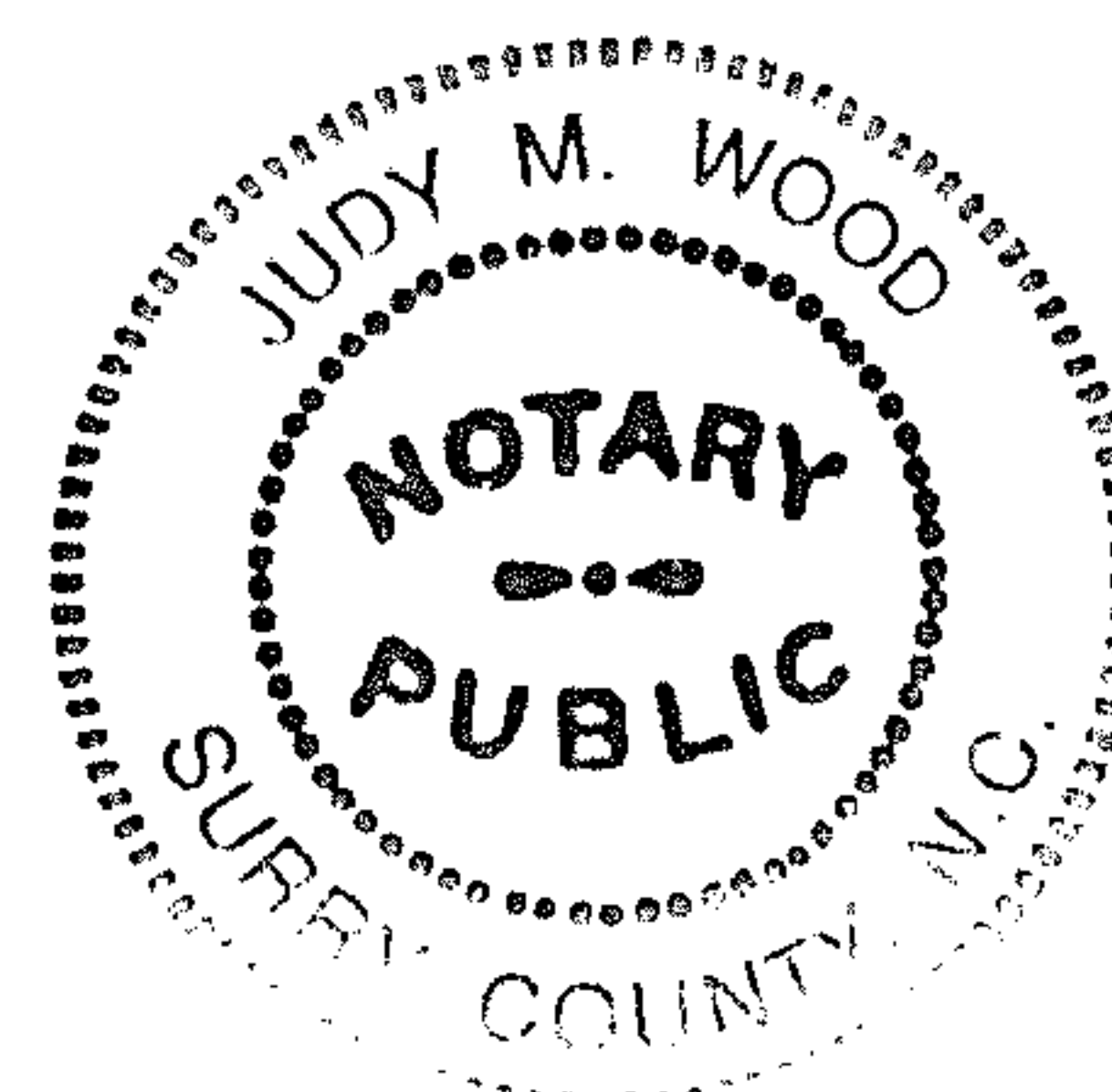
I, the undersigned Notary Public of the County of Surry and State aforesaid, certify that **CLEVE G. HARRIS**, personally came before me this day and acknowledged that he is the Managing Member of Tri Mark Associates, LLC, a North Carolina Limited Liability Company, and that by authority duly given and 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.

Date: 3/22/21

Judy M. Wood  
Judy M. Wood Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
9/7/21

(Official/Notarial Seal)



## Exhibit A

**Tract 1**

Being all of Lot 4 as appears on that Plat recorded in Plat Book 22, Page 136, Surry County Registry.

The hereinabove described parcel is all of Surry County Tax Parcel 596505283200 and a portion of that property as appears of record in Deed Book 990, Page 487.

**Tract 2**

**BEGINNING** at an existing iron pipe found in the right of way for Black Mountain Road (State Road 2907) the same being a southeastern corner of Trimark Associates, LLC (Deed Book 1141, Page 391) and running from said Beginning point, South 78° 19' 28" West 1337.34 feet to an existing iron pipe; thence following along the same course, namely, south 78° 19' 28" West 12.88 feet to a point in the line of Brandon C. Chilton (Deed Book 1076, Page 472); thence South 02° 44' 32" East 145.34 feet to a point; thence continuing along the Chilton line, South 29° 16' 26" East 36.32 feet to a point; thence South 63° 01' 41" West 56.72 feet to a point; thence South 08° 06' 51" West 17.37 feet to point in the line of Charles H. Venable (Deed Book 95E, Page 235); thence with the line of Charles H. Venable, North 78° 19' 28" East 10.00 feet to a new iron pipe; thence continuing along the same course, namely North 78° 19' 28" East 1443.28 feet to a new iron pipe; thence North 20° 03' 44" West 211.76 feet to the point and place of **BEGINNING** and being 6.66 acres more or less according to as survey by Bunn Engineering Co., PC entitled "Plat of Survey Trimark Associates Property," dated December 3, 2007 and bearing reference to Project No H010707.

The hereinabove described parcel is all of Surry County Tax Parcel 596509261968 and all of that property as appears of record in Deed Book 1230, Page 708.

Tract 3

**BEGINNING** at an established iron pin, the northeastern corner of the within described tract, said iron pin being located in the western right of way margin of SR 2907 (Black Mountain Road), said established iron pin also being the southeastern corner of Tri-Mark Associates, LLC (DB 990, Pg. 847), said iron pin also being located North 24 deg. 58 min. 23 sec. West 1156.70 feet from N.C.G.S. Grid Monument "Chapel", Northing = 956,526.6860, Easting = 1,563,171.1416, NAD 83, Scale Factor 1.0000628; thence from the **BEGINNING** South 20 deg. 03 min. 23 sec. East 358.49 feet to a new iron, the southeastern corner of the within described tract, new corner of Charles H. Venable; thence South 78 deg. 19 min. 28 sec. West passing through a new iron pin at 1337.34 feet and continuing for a total distance of 1350.22 feet to a point in a creek; thence the following courses and distances: North 39 deg. 51 min. 40 sec. West 79.53 feet to a point; North 21 deg. 33 min. 17 sec. East 47.50 feet to a point; North 38 deg. 23 min. 42 sec. West 48.36 feet to a point; North 38 deg. 28 min. 03 sec. East 147.11 feet to a point; North 46 deg. 22 min. 23 sec. East 112.37 feet to a point; North 23 deg. 57 min. 48 sec. East 43.45 feet to a point; North 28 deg. 37 min. 43 sec. East 85.92 feet to a point; thence with the line of David Inman (DB 829, Pg. 1018, Lot 6, Plat Bk. 17, Pg. 116) North 01 deg. 50 min. 08 sec. East 445.60 feet to an established iron pin, Inman corner, also a common corner of Tri-Mark Associates (DB 990, Pg. 847) and 4JK Partner, LLC (DB 1037, Pg. 473); thence with the Tri-Mark Associates line South 84 deg. 28 min. 13 sec. East 150.52 feet to an established iron pin; thence South 17 deg. 12 min. 43 sec. East 214.99 feet to an established iron pin; thence South 60 deg. 03 min. 55 sec. East 373.23 feet to an established iron pin; thence North 75 deg. 59 min. 26 sec. East 494.80 feet **TO THE POINT AND PLACE OF BEGINNING**, containing 13.33 acres, as shown on a survey by Bunn Engineering Co., P.C., dated June 7, 2004. Project No. H010707 and being a portion of the Charles H. Venable property described in Deed Book 95E, Page 235, and being a portion of Tax Map Id. 5965-00-26-3400, said property being located in Pilot Township, Surry County, North Carolina.

The hereinabove described parcel is all of Surry County Tax Parcel 596509271219 and all of that property as appears of record in Deed Book 1141, Page 391.