



*Kaylan Roland*

REAL ESTATE EXCISE TAX: \$0.00

*Re Travis Mouthhead*

*3126*

**NORTH CAROLINA GENERAL WARRANTY DEED**

CHECKED BY  
TAX COLLECTOR

Excise Tax \$00.00

Tax Map Parcel Identifier No.: 557503018228

Prepared by and Mail to: Andrew J. Abramson, a North Carolina licensed attorney  
225 N Main Street, Suite 200, Salisbury, NC 28144

**No opinion of title is expressed or implied by the preparer of this deed**

THIS DEED, made this 21 day of December, 2020, by and between

**LOCUST ASSOCIATES,**  
**a North Carolina General Partnership**  
Whose mailing address is: 2840 Plaza Place Suite 100, Raleigh, NC 27612  
Hereinafter referred to as GRANTOR; and

**THREE RIVERS LAND TRUST, INC.,**  
**a North Carolina non-profit corporation**  
Whose mailing address is: 204 E. Innes Street, Suite 280, Salisbury, NC 28144  
Hereinafter referred to as GRANTEE,

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 County of Stanly, North Carolina, and more particularly described as follows:

**See Attached EXHIBIT "A"**

The property herein described was acquired by Grantor by instrument recorded in Deed Book 346, Page 617, Stanly County Registry.

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 herein after stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the Ad Valorem property taxes for the current year.

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

[Handwritten Signature] (SEAL)  
(Signature)  
Samuel M. Longotti, a General Partner  
(Printed Name)

STATE OF NORTH CAROLINA

COUNTY OF Wake

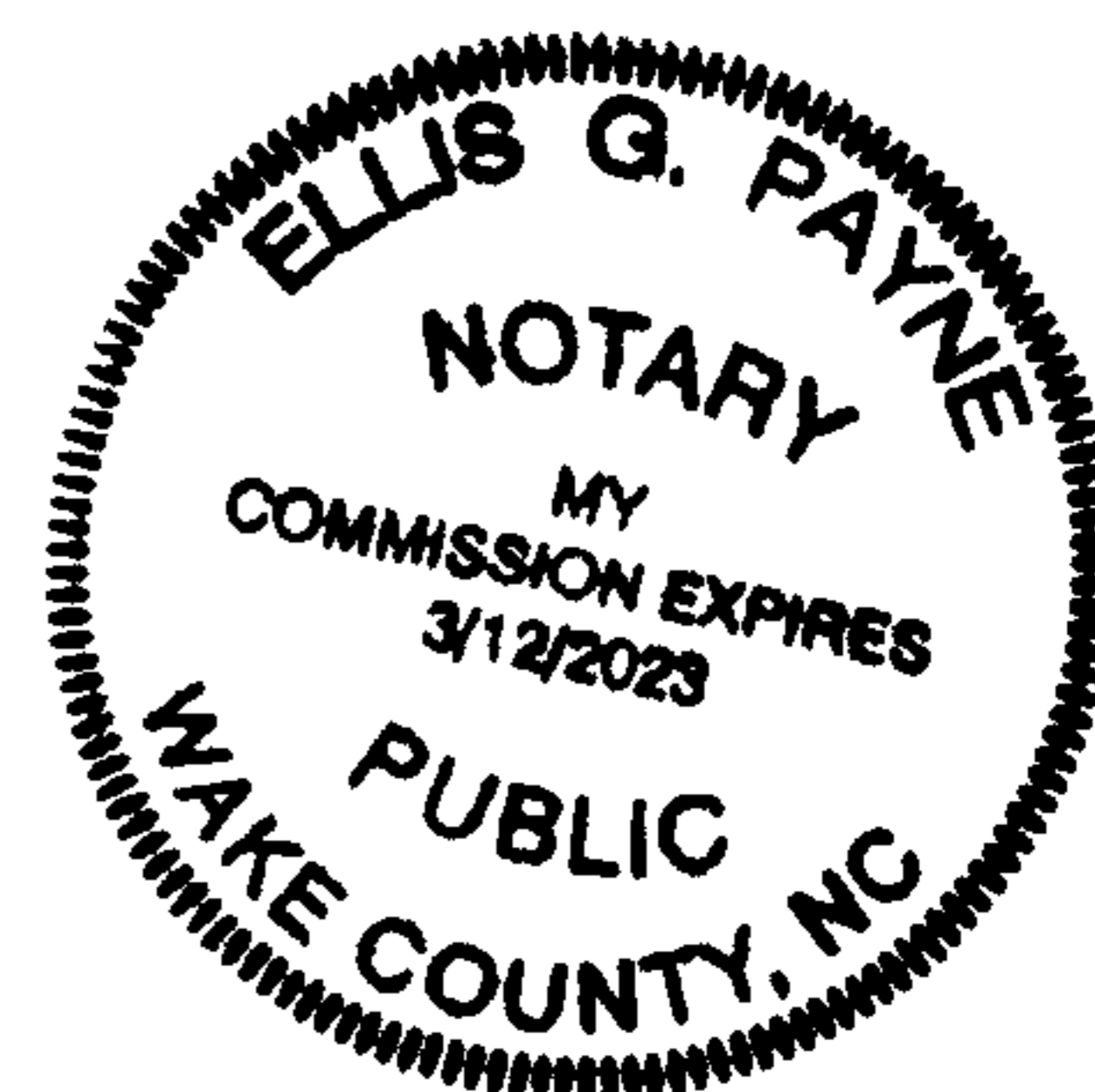
I, Ellis Payne, a Notary Public of the aforesaid County and State, do hereby certify that Samuel M. Longotti, a General Partner of Locust Associates, a North Carolina general partnership, personally appeared before me this day, and acknowledged that being duly authorized, the due execution of the foregoing instrument on behalf of the general partnership.

WITNESS my hand and Notarial seal, this 21<sup>st</sup> day of December, 2020.

Ellis G. Payne  
NOTARY PUBLIC

My commission expires: 3-12-2023

(SEAL)



**EXHIBIT "A"**

Being all of Tract #6 of the Division of the Estate of Ida B. Almond as shown on a survey by Larry V. Lewis, R.L.S., of the Division of the Estate of Ida B. Almond, dated 10/16/80, and recorded in Plat Book 9, Page 40, Stanly County Registry, to which plat reference is hereby made for a more complete and adequate description of said tract by metes and bounds.

LESS & EXCEPT those portions of the aforesaid property previously conveyed by Grantor heretofore by deeds recorded in Deed Book 358, page 448, Stanly County Registry and book 573, page 518, Stanly County Registry.