

2023016540

DAVIDSON COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
09/14/2023 12:26:17 PM
MICHAEL E. HORNE
REGISTER OF DEEDS
BY: CASEY L. RAINO
DEPUTY
BK: DE 2617
PG: 1118 - 1120

This instrument was prepared by Irvin R. Sink, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Revenue Stamps: None

P/O Tax ID No.: 18027D0000001-21

STATE OF NORTH CAROLINA

QUITCLAIM DEED

COUNTY OF DAVIDSON

THIS DEED, made and entered in this 13 day of July, 2023, by and between Riverfront Ventures, LLC, a North Carolina Limited Liability Company, 3409 Union Grove Road, Winston Salem, NC 27127, Grantor; and Coble Farm HOA, Inc., a North Carolina Non-Profit Corporation, 4125-G Walker Avenue, Greensboro, NC 27407, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of ten dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, convey, and forever quitclaim unto the Grantee, successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Tyro Township, Davidson County, North Carolina and more particularly described as follows:

For legal description, see Exhibit A attached hereto and incorporated herein reference.

It is the intent of this conveyance to convey all Common Area, including streets and roadways of said development.

Submitted electronically by "Bagwell Holt Smith P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

Reference: Book 2568, page 205, Davidson County Registry.

The above described property is _____ / is not x (check applicable blank) the primary residence of Grantor(s).

To Have and to Hold the aforesaid lot or parcel of land and all privileges hereunto belonging to it, the Grantee, its successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or any person claiming by, through or under him/her.

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.

The Grantor makes no warranty, express or implied, as to title to property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be signed as of the day and year first above written.

Riverfront Ventures, LLC

By: *Justin R. Nifong*
Justin R. Nifong, Manager

STATE OF NORTH CAROLINA
DAVIDSON COUNTY

I certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Justin R. Nifong, Manager**

Witness my hand and seal, this the 13 day of September, 2023.

Charmae Jackson
NOTARY PUBLIC

My Commission Expires: 3-14-28 Printed Name: Charmae Jackson

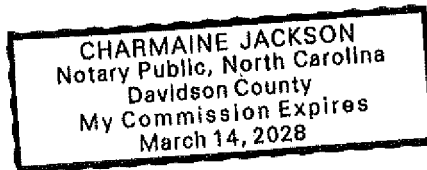


EXHIBIT A

Being all areas designated as "CA" or "Common Area" and street right of way designated as Sadie Mae Drive as shown on map of Coble Farm, Phase 1, recorded in Plat Book 87, page 44, Davidson County Registry, incorporated herein by reference.

Delecto Common Area