BK 2088 PG 3770

Mail after recording to:					
	Parcel ID:		FORSYTH C PRESENTED	& RECORDED: 10/07/199 WOOD REGISTER OF DEED	79 2:05PM \ YS BY:CAMPRE
Grantees: 315 Spruce St.	Mail future tax bills to:				105.00
Unit 304, Winston-Salem, NC	Grantees: 315	5 Spruce St.		NC REAL ESTATE EXTX:\$	
27101	Unit 304. Wins	ston-Salem, NC	8K2088	P3770 - P3771	CANIFE
	OHIE JOY) WIN	27101		RECORDING TIM	МГ
FORSYTH COUTHIS DEED made this	NTY, NORTH Ca	AROLINA GE	NERAL \ , 19 <u>_9</u>	WARRANTY Description of the second se	DEED n
	GRANTOR		GRANTEE		-
Barry Edward Marshall and wife, Linda R. Marshall		Sandra P. Byers and husband, Rick W. Byers; and Dustin Patterson			
The designation Grantor and Grantee as used herein shall WITNESSETH, that the Grantor, in consideration of that the Grantor, in consideration of the grantee, the receipt of which is hereby actor parcel of land in Forsyth County, North Carolina_	(\$ <u>10.00 & O.V.C.</u>) knowledged, has and by these prese	<u>Ten Dollars an</u>	d Other V nd convey unto the	<u>aluable ~~~ the</u>	em
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	See Attache	d EXHIBIT A			
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Property Address 215 Change	Ch IImih 204 Wi	ngton Calem No	27101		
	St., Unit: 304, Wi	· ·			
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BK 2088 PG 3771

EXHIBIT A

Being known and designated as Residential Unit No. 304 of the YMCA Condominium located in the County of Forsyth, State of North Carolina, as designated and described in the Declaration of Condominium pursuant to the North Carolina General Statutes Chapter 47A (the "Declaration of Condominium") date the 28th day of December, 1984, recorded in Book 1469 at page 678 of the Forsyth County Register of Deeds, together with the undivided interest in the common areas and facilities declared to be appurtenant to said unit, which percentage shall change in accordance with the terms of the Declaration, and together with any additional common areas that may be provided for in any amended Declaration filed of record pursuant to the Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed thereby.

The land upon which the condominium is located is described in a deed of conveyance from the City of Winston-Salem to Adaron Group, Inc., recorded in Book 1469, page 662, and graphic descriptions and plans of the improvements constituting the condominium are shown on the plat and survey entitled "YMCA Condominium", dated December 10, 1984, and recorded in Condominium and Unit Ownership Book 2, pages 129-133, and re-recorded in Condominium and Unit Ownership Book 4, pages 198-203, Forsyth County Registry.

Conveyed herewith are all rights the Grantor has in and to the easements conveyed to the Grantor by the City of Winston-Salem by Deed of Easement dated December 28, 1984, recorded in Book 1469, Page 668, Forsyth County Registry.

Being all of and the same Residential Unit as described in Book 1928, Page 4128, Forsyth County Registry.

This conveyance is subject to the Covenants, Conditions and restrictions set forth in the Declaration of Unit Ownership as recorded in Book 1469, Page 678, Forsyth County Registry.