DRAFTED BY: William E. Rabil, Jr.	Tax Block & Lot: 6107 - 409	FORSYTH CO,NC **57** FEE:$ 10.00
Mail after recording to:	Parcel ID:	PRESENTED & RECORDED: 08/29/2000 11:54AM
GRANTEE	Mail future tax bills to:	DICKIE C. WOOD REGISTER OF DEEDS BY:POINDE
315 N. Spruce St., Unit 409	GRANTEE	STATE OF NC REAL ESTATE EXTX:$ 139.00
Winston-Salem, NC 27101	315 N. Spruce St., Unit 409	BK2131 P3415 - P3416
	Winston-Salem, NC 27101	RECORDING TIME

Do not write in this space

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this __23__ day of __August__, 19 __2000__, by and between

GRANTOR	GRANTEE H.
ROBERT E. SCHAAF and wife, DIANE G. SCHAAF	RAPHAEL HAUSER (Unmarried)

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, in consideration of ($ 10.00 & O.V.C.) Ten Dollars & Other Valuable Considerations 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 in Forsyth County, North Carolina __Winston__ Township, more particularly described as follows:

See attached Exhibit A

Property Address: 315 North Spruce Street, Unit 409, Winston-Salem, NC 27101

The above land was conveyed to Grantor by Robert E. Schaaf (see book number 2055 page 0265)

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

_____ (seal)   _____ (seal)

ROBERT E. SCHAAF (seal)   DIANE G. SCHAAF (seal)

STATE OF NORTH CAROLINA - Forsyth County

WAKE I, MARY C. GOSS, a Notary Public of ~~Forsyth~~ WAKE County, NC, do hereby certify that Robert E. Schaaf and Diane G. Schaaf personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23 day of August, 19 2000. My commission expires 6-30, 19 2001. Mary C. Goss Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____. My commission expires _____, 19_____. Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Mary C. Goss is/are certified to be correct at the date of recordation shown on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.

Forsyth County Register of Deeds form SFD 2/99

EXHIBIT A

Being known and designated as Residential Unit No. 409 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 1928, Page 4154, 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.