

DRAFTED BY: William E. Rabil, Jr.

Mail after recording to: Grantee: 315 N. Spruce St., Unit 304 Winston-Salem, NC 27101

Tax Block & Lot: 6107-304 Parcel ID: Mail future tax bills to: Grantee: 315 N. Spruce St., Unit 304 Winston-Salem, NC 27101

FORSYTH CO, NC 191 FEE: \$ 10.00 Do PRESENTED & RECORDED: 01/16/2001 3:43PM DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA not write in this space STATE OF NC REAL ESTATE EXT: \$ 122.00 RECORDING TIME

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of January, 20 01, by and between

GRANTOR

GRANTEE

Sandra P. Byers and husband, Rick W. Byers; and Dustin Patterson (Unmarried)

Gary Lynn Adcock (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 and 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 N. Spruce St., Unit 304, Winston-Salem, NC 27101

The above land was conveyed to Grantor by Barry Edward Marshall and wife, Linda R. Marshall (see book number 2088 page 3770)

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.

Sandra P. Byers (seal) Rick W. Byers (seal) Dustin Patterson (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Tammy Petersen, a Notary Public of Forsyth County, NC, do hereby certify that Sandra P. Byers and husband, Rick W. Byers personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 10th day of January, 20 01. My commission expires 06-12, 2001

STATE OF NORTH CAROLINA - Forsyth County

I, Tammy Petersen, a Notary Public of Forsyth County, NC, do hereby certify that Dustin Patterson personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 10th day of January, 2001. My commission expires 06-12, 2001

The foregoing Certificate is certified to be correct as the date of recordation shown on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: Deputy/Asst-

## 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 2088, Page 3770, 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.