

106 FEE:\$ 20.00
 PRESENTED & RECORDED: 07/10/2003 11:00AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: MARSHR
 STATE OF NC REAL ESTATE EXTX:\$ 305.00
 BK2372 PG2397 - PG2399

Do not write above this line

DRAFTED BY: William E. Rabil, Jr.	Tax Block-Lot: 6404 213	Parcel ID:
Mail after recording to: <u>Chantelle</u> <u>213 Tar Branch Ct.</u> <u>Winston - Salem, NC 27101</u>	Mail future tax bills to: Grantees 213 Tar Branch Ct.	
		Winston-Salem NC 27101

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED
 THIS DEED made this 3rd day of July, 20 03, by and between

GRANTOR	GRANTEE
BENJAMIN R. SMOAK (Single)	C. CHET MILLER and wife, LAURA B. CARDINAL

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 to him 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: 213 Tar Branch Ct., Winston-Salem NC 27101

The above land was conveyed to Grantor by Tar Branch Investors, LLC (see book 2145 page 1269)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Benjamin R. Smoak

(seal)

BENJAMIN R. SMOAK (Single)

(seal)

(seal)

(seal)

(seal)

(seal)

by:

Corporate Name

President

NOTARY Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that _____ he is _____ President of _____ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the _____ day of _____, 20_____.
, 2005. _____ Notary Public

My commission expires 10/17

Seal/Stamp

STATE OF PENNSYLVANIA County *Philadelphia*
I, *Barbara Jean Boyd*, a Notary Public of Said Co. & State do hereby certify that Benjamin R. Smoak (Single) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 3rd day of July, 2003
, 2003. *Barbara Jean Boyd* Notary Public

My commission expires 10/17

Seal/Stamp

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 _____, 20_____.
, 2005. _____ Notary Public

My commission expires _____

Seal/Stamp

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 _____, 20_____.
, 2005. _____ Notary Public

My commission expires _____, 20_____. _____ Notary Public

The foregoing Certificate(s) of _____

Barbara Jean Boyd

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. *DCW*

EXHIBIT "A"

Being known and designated as Unit No. 213, Phase I, as shown on a plat or plats entitled The Mill at Tar Branch Condominium recorded in Condominium and Unit Ownership File (Plat) Book 5 at Page(s) 102 through 103 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2134 at Page 3497, et seq. pursuant thereto membership in The Mill at Tar Branch Homeowners Association, Inc., a North Carolina Nonprofit Corporation.

Subject to the said Declaration, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 5.5555% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of Purchaser, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.