

2006023451 00202



FORSYTH CO, NC FEE \$20.00

STATE OF NC REAL ESTATE EXT

\$190.00

PRESENTED & RECORDED:

04-19-2006 01:23 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2654

PG: 3318-3320

ENVELOPE

Mail after recording to Grantee 4733 Lancaster Park Dr. Winston-Salem  
This instrument was prepared by Hinshaw & Jacobs, LLP  
Brief description for the Index: 27103

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**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 18 day of APRIL, 2006 11, by and between

| GRANTOR(S)                                     | GRANTEE(S)      |
|--|-----------------|
| GARY A. WILLIAMS and wife,<br>JADA M. WILLIAMS | BETTY R. CARTER |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, for a valuable consideration 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 situated in the City of \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2123 Page 2946.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ at Page(s) \_\_\_\_\_.

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

Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

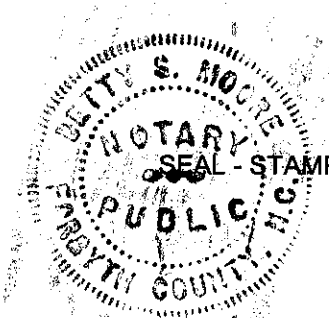
Gary A. Williams (SEAL)  
GARY A. WILLIAMS

Jada M. Williams (SEAL)  
JADA M. WILLIAMS

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

NORTH CAROLINA, Forsyth County:  
I, Betty S. Moore a Notary Public of County and State aforesaid, certify that Gary A. Williams and wife, Jada M. Williams Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 18th day of April, 2006.



Betty S. Moore  
Notary Public

My commission expires: 3/30/2007

NORTH CAROLINA, \_\_\_\_\_ County:  
I, \_\_\_\_\_ a Notary Public of County and State aforesaid, certify that \_\_\_\_\_, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

SEAL - STAMP

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By \_\_\_\_\_  
Deputy/Assistant - Register of Deeds

EXHIBIT A

Being known and designated as Residential Unit No. 106 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 4103, 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.