

2006064526 00176

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$457.00

PRESENTED & RECORDED:

10-11-2006 12:13 PM

DICKIE C WOOD
REGISTER OF DEEDS
By: BETTY C CAMPBELL DPTY

BK:RE 2700

PG:2390-2392

ENVELOPE

Lot 103, Block 6571 P.O. Box 785, Linville, NC 28646-0785
 Mail after recording to: Grantee: 411 S. Marshall St., #103, Winston-Salem, NC 27101
 Drafted by: William L. Nelson, Attorney at Law

STATE OF NORTH CAROLINA)

CONDOMINIUM DEED

COUNTY OF FORSYTH)

THIS DEED, made as of the 4th day of October, 2006, by TAR BRANCH TOWERS, LLC, a North Carolina limited liability company, of Forsyth County, North Carolina (hereinafter called "Seller") to MARY L. REARDEN, TRUSTEE of THE MARY L. REARDEN LIVING TRUST DATED MARCH 14, 2002, (hereinafter called "Purchaser", whether one or more persons, firms or corporations);

WITNESSETH:

That the said Seller, in consideration of ONE HUNDRED AND NO/100 Dollars (\$100.00) and other good and valuable consideration to it paid by the Purchaser, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the Purchaser and their heirs and assigns, a unit ownership in real property (under and pursuant to North Carolina General Statutes, Chapter 47C, entitled "The North Carolina Condominium Act", and any amendments thereto), located in the County of Forsyth, and State of North Carolina, and being more particularly described as follows:

Being known and designated as Unit No. 103, as shown on Maps entitled, "As Built" TAR BRANCH TOWERS, CONDOMINIUMS, recorded in Condominium and Unit Ownership File Book 7 at Page(s) 55 through 60 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 the right of ingress to and egress from said property and the right to use for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Tar Branch Towers Condominiums designated by the Declaration as "Common Elements".

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF TAR BRANCH TOWERS CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2599 at Page 427 et seq., as amended in Book 2633 at page 3739, pursuant thereto membership in Tar Branch Towers Condominium

Owners Association, Inc., a North Carolina Nonprofit Corporation.

TOGETHER WITH all rights of Seller in and to the Common Elements and the Limited Common Elements appurtenant to said Unit; and

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) 1.81547% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Elements; (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 Elements; (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 Elements; (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.

TO HAVE AND TO HOLD the aforesaid unit ownership in real property and all privileges and appurtenances thereunto belonging together with the aforesaid rights of easements and use in and to the Common Elements, and subject to the said Declaration and the By-Laws, to the said Purchaser and their heirs and assigns forever.

And the said Seller does hereby covenant that it is seized of said premises in fee, and has the right to convey same in fee simple, that the same are free from all encumbrances, and that it will warrant and defend said title to the same against the claims of all persons whatsoever, subject, however to said Declaration and the By-Laws, and the conditions, provisions and restrictions set forth therein; and further subject to agreements, easements, restrictions and rights of way of record: and further subject to 2006 ad valorem property taxes prorated to the date of closing.

IN TESTIMONY WHEREOF, TAR BRANCH TOWERS, LLC, a limited liability company, has caused these presents to be executed.

TAR BRANCH TOWERS, LLC (SEAL)
a North Carolina limited liability company

By: BEAU DANCY CONSTRUCTION COMPANY, INC.
Member/Manager

By: Norman L. Dancy, Jr.
Norman L. Dancy, Jr., President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Georgia C. Wood, a Notary Public of said County and State do hereby certify that NORMAN L. DANCY, JR., President of BEAU DANCY CONSTRUCTION COMPANY, INC., MEMBER/MANAGER of TAR BRANCH TOWERS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of BEAU DANCY CONSTRUCTION COMPANY, INC., as Member/Manager of TAR BRANCH TOWERS, LLC.

Witness my hand and official seal this the 9th day of October 2006.

Georgia C. Wood
Notary Public
My Commission Expires: 10-26-09

