

2007008631 00057

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

\$1183.00

PRESENTED &amp; RECORDED:

02-15-2007 11:02 AM

DICKIE C WOOD  
REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2730

PG: 1565-1567

## ENVELOPE

DRAFTED BY: Philip E. Searcy, Attorney at Law  
155 Sunnynoll Court, Suite 200  
Winston-Salem, NC 27106

## RECORDING TIME

EXCISE TAX \$ \_\_\_\_\_

PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID

Tax Block: 6406 Lot: 321 Parcel Identifier No.: \_\_\_\_\_  
 Property Address: 321 Indera Mills Court, Winston-Salem, NC 27101  
 Mail after recording to: Grantee @ Property Address  
 Mail future tax bills to: Grantee @ Property Address

## FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of February, 2007, by and between

## GRANTOR

RONALD BRUCE BEASLEY  
 And Wife,  
 LYNN JOANN BEASLEY

## GRANTEE

MELVIN F. WRIGHT, JR.  
 And Wife,  
 MARY K. WRIGHT

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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to them 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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN  
 BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY.

The above land was conveyed to Grantor by Tar Branch Investors, L.L.C. (See Book Number 2244, Page 1152)

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, save and except easements and restrictions of record, if any, and 2007 ad valorem taxes, pro rated at closing.

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

Ronald Bruce Beasley (Seal)  
RONALD BRUCE BEASLEY

Lynn Joann Beasley (Seal)  
LYNN JOANN BEASLEY

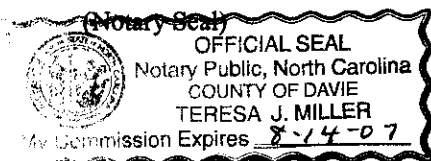
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Teresa J. Miller, Notary Public, Forsyth County, North Carolina, do hereby certify that the following persons personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license, acknowledging to me that they voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated:

**RONALD BRUCE BEASLEY and wife, LYNN JOANN BEASLEY**

Date: 2-6-07

Teresa J. Miller  
Official Signature of Notary Public



Teresa J. Miller  
Printed or Typed Name of Notary Public

My commission expires: 8-14-07

EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS Unit No. 321 and Garage Unit M in Building G-5, as shown on the Plat of The Mill at Tar Branch Condominiums, Phase II, as recorded in Condominium and Unit Ownership File (Plat) Book 5, Pages 171 through 172, 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 Tar Branch Investors, L.L.C. and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2134, Page 3497, as amended in Book 2244, Page 1151, 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 as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 3.125% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities in Phases I and II; (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 non-payment thereof, as set forth in the Declaration and the By-Laws; (5) 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.

FOR FURTHER REFERENCE, SEE Deed Book 2244, Page 1152, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 6406, Lot 321, Winston Township, Forsyth County Tax Records, and 321 Indera Mills Court, Winston-Salem, North Carolina 27101.