

2008054855 00065

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


\$620.00

PRESENTED & RECORDED

11-13-2008 11:56 AM

KAREN GORDON
REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPY

BK: RE 2862
PG: 277-279

GENERAL WARRANTY DEED

Excise Tax: \$620.00

Tax Parcel ID No. _____ Verified by _____ County
on the _____ day of _____, 20____ By: _____

Mail/Box to: Bell Davis Pitt Box 106

This instrument was prepared by: Lynne R. Holton, Esq. (No Title Search requested or performed)

Brief description for the Index: Unit 155, Phase 2, Mill at Tar Branch Condominium

THIS DEED, made this the 13 day of November, 2008, by and between

GRANTOR: Peter F. Marsh and wife, Alicia K. Hardin, 309 Cascade Avenue, Winston-Salem, NC 27127 (herein referred to collectively as **Grantor**) and

GRANTEE: Kent Corporation, a North Carolina Corporation, 1000 West 5th Street, Winston-Salem, NC 27101 (herein referred to as **Grantee**)

W I T N E S S E T H:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property, located in the County of Forsyth, State of North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2370, page 824.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All those described hereinabove and any and all other easements, rights-of-way and restrictions of record, and 2008 property taxes which shall be pro-rated through the closing date.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

NON-INDIVIDUAL GRANTOR EXECUTE HERE:

(Entity Name)

By: _____

Print/Type Name: _____

Title: _____

By: _____

Print/Type Name: _____

Title: _____

By: _____

Print/Type Name: _____

Title: _____

INDIVIDUAL GRANTOR EXECUTE HERE:

Peter F. Marsh _____ (SEAL)
Peter F. Marsh

11-13-08
Date

Alicia K. Hardin _____ (SEAL)
Alicia K. Hardin

11-13-08
Date

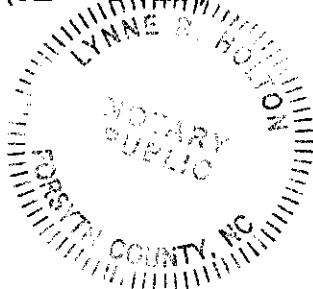
INDIVIDUAL ACKNOWLEDGMENT

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Peter F. Marsh and Alicia K. Hardin personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal this 13 day of November, 2008.

My Commission Expires: 2/5/2012

(SEAL - STAMP)



Lynne R. Horton
Notary Public

Lynne R. Horton
Printed Name of Notary Public

PROPERTY DESCRIPTION

155 Tar Branch Court, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Unit No. 155, Phase II, as shown on a plat or plats entitled Phase II, The Mill @ Tar Branch Condominiums recorded in Condominium Book 5, at pages 171 & 172 in the Office of the Register of Deeds for 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" recorded in Book 2134, page 3497 in the Office of the Register of Deeds for Forsyth County, North Carolina, as amended subsequently from time to time, and pursuant thereto membership in The Mill at Tar Branch Homeowners Association, Inc., a North Carolina non-profit corporation.

Subject to the said Declaration, as amended, which with all attachments thereto is incorporated herein as if set forth in its entirety, and by way of illustration and not by way of limitation, provide for: (1) 3.2258% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities; (2) Property rights of Grantee as a unit owner, and any guests or invitees of Grantee, in and to the Common Areas and Facilities; (3) Obligations and responsibility of the Grantee for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (4) Limitations upon use of Common Areas and Facilities; (5) Obligations of Grantee and the Association, mentioned in said By-Laws, for maintenance; and (6) Restrictions upon use of the unit ownership in real property conveyed hereby.