

2009004683 00179

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

**\$660.00**

PRESENTED & RECORDED:

02-09-2009 01:08 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: E NAVARRO  
DPTY

**BK: RE 2872  
PG: 2682-2684**

Excise Tax **\$160.00**

Recording Time, Book and Page

Tax Lot No. 155, Block 6406 Parcel Identifier Nos. 6835-13-5959.00  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.  
by \_\_\_\_\_

Mail after recording to: Jennifer L. Kerrigan, Blanco Tackaberry Box #52  
This instrument was prepared by: Mallory M. Oldham

Brief Description for the index

Unit #155 The Mill at Tar Branch

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED effective the 9th day of February, 2009 by and between

GRANTOR

Kent Corporation, a  
North Carolina corporation

GRANTEE

Harris Capital Group, Inc., a  
North Carolina corporation  
P. O. Box 11567  
Winston-Salem, NC 27116

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 tract or parcel of land, together with all improvements located thereon, situated in the City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2862, Page 277, Forsyth County Registry.

A map showing the above described property is recorded in Condominium Book 5 Pages 171 - 172, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid tract 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.

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

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, the day and year written below.

Kent Corporation, a North Carolina corporation

By: Christopher J. Chapman

Title: V.P.

Date: 2/6/09

**SEAL-STAMP**

**STATE OF NORTH CAROLINA - COUNTY OF FORSYTH**

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Christopher J. Chapman, Vice President of Kent Corporation, a North Carolina corporation*

Date: 2/6/09

(Official Seal)

Pamela Meyerhoeffer  
Official Signature of Notary

Pamela Meyerhoeffer  
Notary's printed or typed name

My commission expires: 1/19/2013

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**SEAL-STAMP**

**STATE OF NORTH CAROLINA - COUNTY OF FORSYTH**

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: \_\_\_\_\_

Official Signature of Notary

(Official Seal)

Notary's printed or typed name

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

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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.