



2011023575 00153

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$218.00

PRESENTED & RECORDED:
06-23-2011 01:30:38 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3007
PG: 1900-1902

Excise Tax: \$218.00-

Recording Information

Titles Express Box 157

Drafted by: Tamara A. Fleming, Attorney at Law, Ten Court Square, Mocksville, NC 27028

Mail to: Grantees @ 315 N. Spruce St, #306, Winston-Salem, NC 27101

Property Address: 315 N. Spruce St, #306, Winston-Salem, NC 27101

TAX MAP: Blk 6107 Lot 306

WARRANTY DEED

THIS DEED made this 30 day of May, 2011, by and between **DOUGLAS LYNN LINEBARRIER** aka **DOUGLAS LYNN LINEBERRIER (Single)**(Grantor Address: 135 West Devonshire Street, Winston-Salem, NC 27127); hereinafter referred to as the **GRANTORS**, to **ALLISON E. BOWLES** (Grantee Address: 315 N. Spruce St, #306, Winston-Salem, NC 27101); hereinafter referred to as the **GRANTEES**;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the **GRANTEES**, receipt of which is acknowledged, have and by these presents do convey unto the **GRANTEES** in fee simple, all that certain parcel of land situated (the "property") in Winston Township, Forsyth County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the **GRANTEES** in fee simple.

THE GRANTORS COVENANT with the **GRANTEES**, that the **GRANTORS** are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that the **GRANTORS** will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:

Easements and restrictions of record.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of Grantor.

The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:

Douglas Lynn Linebarrier (SEAL)
Douglas Lynn Linebarrier

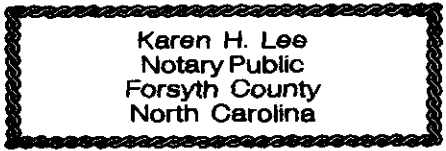
NORTH CAROLINA

COUNTY OF Forsyth

I, a Notary Public, of the aforesaid County, do hereby certify that Douglas Lynn Linebarrier, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 30th day of May, 2011.

Notary Stamp or Seal:



Karen H. Lee
Signature of Notary Public

Karen H. Lee
Printed Name of Notary Public

My Commission Expires: 1/20/16

EXHIBIT "A"

BEING known and designated as "Residential Unit No. 306" of the YMCA Condominium located in the County of Forsyth, Sate 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") dated 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 as 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 3950, 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.

For back title, see Book 2060, page 847, Forsyth County Registry. See also Tax Block 6107, Lot 306, located in Winston Township, Forsyth County, North Carolina.

Property Address: 315 Spruce St., Unit 306, Winston-Salem, NC 27101.

TE:TAF
real estate description\bowles, allison 25643.1