



2013023254 00075

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$300.00

PRESENTED & RECORDED:
05-22-2013 10:46:07 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY S. GRIFFITH
ASST

**BK: RE 3124
PG: 1879-1881**

Drafted by: William E. Rabil, Jr.

Mail future tax bills to Grantee: 213 Tar Branch Court, Winston-Salem, NC 27101

NO TITLE SEARCH REQUESTED OR PERFORMED

Unit 213, Mill @ Tar Branch Condo.

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of May, 2013, by and between, C. CHET MILLER and wife, LAURA B. CARDINAL, as GRANTORS to EDWARD MICHAEL DOBNER (Unmarried), as GRANTEE.

The Grantors' address is 1400 McKinney Street, Unit 2502, Houston, TX 77010.

The Grantee's address is 213 Tar Branch Court, Winston-Salem, NC 27101.

ENVELOPE

The designation Grantors 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 Grantors, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all of the Grantor's interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

Property Address: 213 Tar Branch Court, Winston-Salem, NC 27101.

PIN NO. 6835-13-5816.00

All or a portion of the property conveyed does contain the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever subject to easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year, and each subsequent year.

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

C. Chet Miller (SEAL)
C. CHET MILLER

LAURA B. CARDINAL (SEAL)
LAURA B. CARDINAL

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, MARY SUE HATLEY, a Notary Public of said County and State, do hereby certify that on this 13 day of May, 2013, before me personally appeared, C. CHET MILLER and wife, LAURA B. CARDINAL who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 13 day of May, 2013.

MARY SUE HATLEY
Notary Public
MARY SUE HATLEY
Typed or printed name of Notary Public

My Commission expires: 12/18/2015

(SEAL)

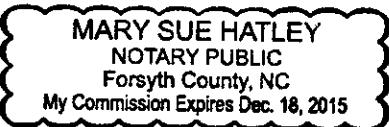


EXHIBIT "A"

Being known and designated as Unit No. 213, Phase I, as shown on a plat or plats entitled The Mill at Tar Branch Condominium recorded in Condominium and Unit Ownership File (Plat) Book 5 at Page(s) 102 through 103 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 Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2134 at Page 3497, 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 herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 5.5555% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities; (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 nonpayment thereof as set forth in the Declaration and the By-Laws; (5) Limitations upon use of Common Areas and Facilities; (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.

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