

**2014031396 00135**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$630.00

PRESENTED & RECORDED:
08-28-2014 02:11:05 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S. GRIFFITH
 DPTY

BK: RE 3194
PG: 1592-1594

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Parcel Identifier No. 6835-13-5959.00

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Holton Box 66 _____

This instrument was prepared by: Lynne R. Holton, Esq. _____

Brief description for the Index: Unit 155, The Mill at Tar Branch Condominiums, Phase II

THIS DEED made this 25th day of August, 2014, by and between

GRANTOR

GRANTEE

HARRIS CAPITAL GROUP, INC.,
A North Carolina corporation

LISA VAN LEAR MENEFFEE and husband,
ANDERSON DOYLE CROMER

155 Tar Branch Court
Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 lot or parcel of land situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2872, page 2682.

A map showing the above described property is recorded in Plat Book __, page __.

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and 2013 property taxes which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

HARRIS CAPITAL GROUP, INC.

(Entity Name)

By: [Signature] _____ (SEAL)

Title: Member/Manager

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

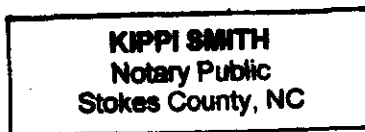
Title: North Carolina

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 therein and in the capacity indicated:

Date: 8-25-14

[Signature]
Notary Public



Kippi Smith
Print Name

My commission expires: 1-21-19

PROPERTY DESCRIPTION

155 Tar Branch Court, Winston-Salem, NC 27101
PIN: 6835-13-5959.00

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.