

**2016046020 00161**

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

**\$250.00**

PRESENTED & RECORDED

11/17/2016 04:04:57 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3318**

**PG: 4296 - 4298**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 250.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6835-16-1649.00**

Mail after recording to: Grantee: 315 N. Spruce Street, Unit 306, Winston-Salem, NC 27101

This instrument was prepared by: Bunch & Associates, PLLC-

THIS DEED made this 3 day of November, 2016 by and between

**GRANTOR**

**Allison E. Bowles (unmarried)  
209 N. Tarboro Street  
Raleigh, NC 27610**

**GRANTEE**

**Richard G. Payne and wife,  
Desiree Stanley-Payne**

**Property Address:  
315 N. Spruce Street, Unit 306  
Winston-Salem, NC 27101**

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 and more particularly described as follows:

**Please see attached "Exhibit A"**

submitted electronically by "Bunch & Associates"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3007, Page 1900 in Forsyth County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ and referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME) Allison E. Bowles (SEAL)  
Allison E. Bowles

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

STATE OF North Carolina

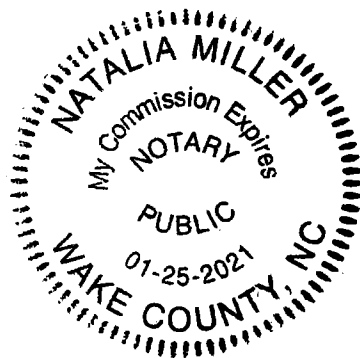
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Allison E. Bowles Witness my hand and official stamp or seal, this the 03 day of NOVEMBER, 2016.

My Commission Expires: 01-25-2021

Natalia Miller  
Notary Public

Print Notary Name: Natalia Miller



**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 28<sup>th</sup> 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