

**2017035879 00097**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$230.00**

PRESENTED & RECORDED  
09/08/2017 12:56:01 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3366**  
**PG: 4245 - 4247**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$230.00

PIN: 6835-16-1686

Mail/Box to: Grantee: 315 North Spruce Street, Winston-Salem, NC 27101 ,Apt. 409

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: YMCA Condominiums, Unit 409, Block 6107, Forsyth County Registry

THIS DEED made this 31 day of August, 2017 by and between

GRANTOR	GRANTEE
<b>Raphael H. Hauser and wife, Regina G. Hauser 845 Garner Street Mocksville, NC 27028</b>	<b>Casey L. Powers 315 North Spruce Street Unit 409 Winston-Salem, NC 27101</b>

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

**FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.**

**Property Address: 315 N. Spruce St. Winston-Salem, NC 27101 ,Apt. 409**

The above land was conveyed to Grantor by deed recorded in Deed Book 2131, Page 3415, Forsyth County Registry

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

Submitted electronically by "T Dan womble Attorney"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 and restrictions of record, if any; violated zoning ordinances, if any, 2017 taxes are to be pro-rated.

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

Raphael H. Hauser (SEAL)  
Raphael H. Hauser

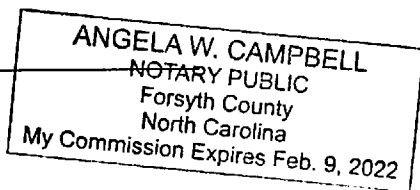
Regina G. Hauser (SEAL)  
Regina G. Hauser

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify Raphael H. Hauser and wife, Regina G. Hauser 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 31 day of August, 2017.

My Commission Expires:  
(Affix Seal)



Angela W. Campbell Notary Public  
Notary's Printed or Typed Name

**EXHIBIT A**

Being known and designated as Residential Unit No. 409 of the YMCA Condominium located in the County of Forsyth, State 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") date 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 areas 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 1928, Page 4154, 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.