

2017044232 00047FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$1570.00**

PRESENTED & RECORDED

11/03/2017 10:39:55 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3376**PG: 2497 - 2499****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,570.00

Tax Parcel Identifier No.: 6835-16-2851.00

This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee

Brief description for the Index: Unit 305, Twin City Lofts

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

GRANTOR	GRANTEE
GEMCAP TCL, LLC, a North Carolina limited liability company 210 W. Fourth Street, Suite 200 Winston-Salem, NC 27101	ANDREAS D. RUNHEIM and wife, NATALIE M. RUNHEIM 400 W. Fourth Street, Unit 305 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description _____ does ☒ does not include the primary residence of the grantor.

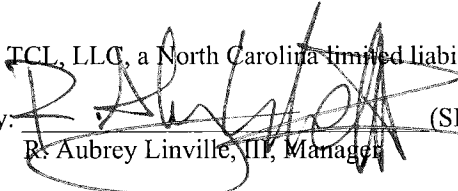
For back title reference, see the deeds recorded in Book 3254, Page 3127, and Book 3254, Page 3131, Forsyth County Registry.

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: subject to all applicable easements, covenants and restrictions of record.

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

GEMCAP TCL, LLC, a North Carolina limited liability company

By:  (SEAL)

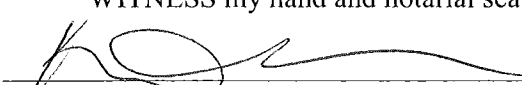
R. Aubrey Linville, III, Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Katrina Newsome, a Notary Public of the County of Forsyth and State of North Carolina, certify that R. Aubrey Linville, III, either being personally known to me or proven by satisfactory evidence (said evidence being Personally Known), who is the Manager of GEMCAP TCL, LLC a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is the Manager of GEMCAP TCL, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 31 day of October, 2017.



Notary Public

Name: Katrina Newsome

My Commission Expires: 10-30-21



EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Unit No. 305 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Page(s) 181 through 184 ("Twin City Lofts") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of said unit.

ALSO CONVEYED HERewith is an undivided fee simple interest in and to both the Common Elements (the Common Elements Interest) and the Residential Limited Common Elements (the Limited Common Elements Interest), as specifically described in the "Declaration of Condominium for Twin City Lofts Condominiums" (the "Declaration") recorded in the Office of the Register of Deeds of Forsyth County in Book 3351, Page 2305.

TOGETHER with all rights and easements appurtenant to the above- described unit as specifically enumerated in the Declaration, including but not limited to: membership in Twin City Lofts Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association"); and an undivided interest in the funds and assets held by the Association.

TOGETHER with the right of ingress and egress from and to the above- described unit over the Common Elements and Limited Common Elements of Twin City Lofts, and the right to use the Common Elements and Limited Common Elements of Twin City Lofts for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of Twin City Lofts.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to: (i) all restrictions on use of the units, Common Elements, and Limited Common Elements of Twin City Lofts, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.