

2018025839 00153

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

\$450.00

PRESENTED & RECORDED

07/06/2018 02:42:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3413

PG: 3753 - 3755

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6835-13-5816.000**

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY- NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 21 day of JUNE, 2018 by and between

GRANTOR

EDWARD MICHAEL DOBNER, unmarried
100 I ST. SE APT. 804
WASHINGTON, DC 20003

GRANTEE

STEPHEN D. POE AND JANE S. POE
213 TAR BRANCH COURT
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:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3124, Page 1879, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 102-103 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)

_____
EDWARD MICHAEL DOBNER (SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF Virginia

COUNTY OF Arlington

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: EDWARD MICHAEL DOBNER _____ Witness my hand and official stamp or seal, this the 22 day of June, 2018.

My Commission Expires: 08/31/2021

_____
Notary Public

Print Notary Name: Azmeena Bhimani

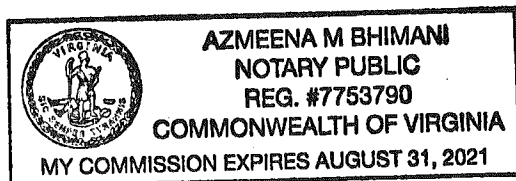


EXHIBIT A

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 Pages 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.

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

PIN No. 6835-13-5816.00