

2019052174 00062

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED
 12/30/2019 11:23:13 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3500**PG: 3125 - 3127**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 560.00**Parcel Identifier No.:** 6835-14-8000.000**Brief description for index:** Unit 103, Tar Branch Towers, CondominiumsMail deed/taxes after recording to **Grantee:** 411 S. Marshall Street, Condo 103, Winston Salem, NC 27101This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 30th day of December, 2019 by and between

GRANTOR: THE MARY L. REARDEN LIVING TRUST -- DATED MARCH 14, 2002 Address: 1244 Arbor Road, #501 Winston Salem, NC 27104	GRANTEE: HUBERT DAVID WOMACK (unmarried) Address: 411 S. Marshall Street, Condo 103 Winston Salem, NC 27101
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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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book RE 2700, Page 2390, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Does the above described property include the primary residence? ☐ YES ☐ NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

*Mary L. Rearden Living Trust Dated 3/14/2002,
Mary L. Rearden Trustee, by Eileen*

By: *Mary Hewell as POA* (SEAL)

MARY L. REARDEN LIVING TRUST DATED 3/14/2002,

MARY L. REARDEN TRUSTEE, BY EILEEN

MARY HEWELL AS POA

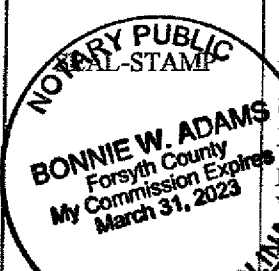
	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Bonnie W Adams</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that MARY L. REARDEN LIVING TRUST DATED 3/14/2002, MARY L. REARDEN TRUSTEE, BY EILEEN MARY HEWELL AS POA personally came before me this day and acknowledged, the due execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this <u>30th</u> day of <u>December</u> , 2019.
	My Commission Expires: <u>3/31/2023</u> <u>Bonnie W Adams</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

Being known and designated as Unit No. 103, as shown on Maps entitled, "As Built" TAR BRANCH TOWERS, CONDOMINIUMS, recorded in Condominium and Unit Ownership File Book 7 at Page(s) 55 through 60 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 the right of ingress to and egress from said property and the right to use for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Tar Branch Towers Condominiums designated by the Declaration as "Common Elements".

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF TAR BRANCH TOWERS CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2599 at Page 427 et seq., as amended in Book 2633 at page 3739, pursuant thereto membership in Tar Branch Towers Condominium

Owners Association, Inc., a North Carolina Nonprofit Corporation.

TOGETHER WITH all rights of Seller in and to the Common Elements and the Limited Common Elements appurtenant to said Unit; and

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) 1.81547% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Elements; (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 Elements; (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 Elements; (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: 411 S. MARSHALL STREET, CONDO 103, WINSTON SALEM, NC 27101

PARCEL ID #: 6835-14-8000.000