

**2020051443 00198**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$380.00**PRESENTED & RECORDED  
11/12/2020 12:41:00 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON  
DPTY**BK: RE 3565**  
**PG: 3315 - 3317****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$380.00**Tax Parcel Identification Number:** 6835-16-1649.000**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:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 315 N. Spruce Street, Unit 306, Winston-Salem, NC 27101**Property Address:** 315 N. Spruce Street, Unit 306, Winston-Salem, NC 27101

Brief description for the Index: Unit No. 306, YMCA Condominium

THIS DEED made this 11 day of November, 2020 by and between**GRANTOR**RICHARD G. PAYNE and wife,  
DESIREE STANLEY-PAYNE3010 Walnut Forest Court, Apt. N  
Winston-Salem, NC 27103**GRANTEE**JOSEPH L. MIDDLETON and spouse,  
CHRISTA B. MIDDLETON315 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 situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3318, Page 4296, Forsyth County Registry.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS X OR IS NOT \_\_\_\_\_ THE GRANTOR'S PRIMARY RESIDENCE

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 valid and enforceable easements and restrictions of record, if any; and 2020 property taxes.

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

[Signature]  
RICHARD G. PAYNE

(SEAL) [Signature] (SEAL)  
DESIREE STANLEY-PAYNE

STATE OF North Carolina  
COUNTY OF Forsyth

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Richard G. Payne and wife, Desiree Stanley-Payne, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of November, 2020.

[Signature]  
Notary Public  
Name: Sarah Dawson  
My Commission Expires: August 12, 2025

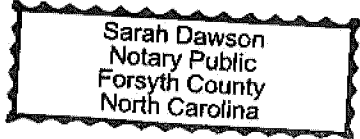


EXHIBIT "A"  
PROPERTY DESCRIPTION

Being known and designated as "Residential Unit No. 306" 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") 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 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 1469, Page 668, 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.