



2021006725 00075

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-10-2021 11:50:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPT

BK: RE 3585

PG: 4241-4243

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 6835-16-1649.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2021
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Monk Law Firm, PLLC, 6000 Fairview Road, Suite 1200, Charlotte NC 28210

Brief description for the Index: 315 N. Spruce Street, Unit 306

No title search was performed in the preparation of this Non-Warranty Deed

THIS DEED made this 5th day of January, 2021, by and between

GRANTOR

Joseph L. Middleton and spouse,
Christa B. Middleton

GRANTEE

JOCEGOR, LLC,
a North Carolina limited liability company

Property Address: 315 N. Spruce Street, Unit 306
Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Attached Property Description on Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3565 page 3315.

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Original to: Robert Lack

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

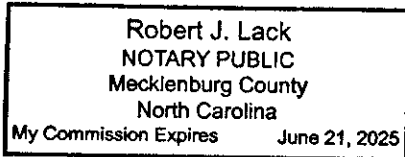
Joseph L. Middleton (SEAL)  
Joseph L. Middleton

Christa B. Middleton (SEAL)  
Christa B. Middleton

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Joseph L. Middleton** personally came before me this day and acknowledged that he signed the foregoing instrument. Witness my hand and Notarial stamp or seal this 5 day of January, 2021.

My Commission Expires: June 21, 2025  
(Affix Seal)

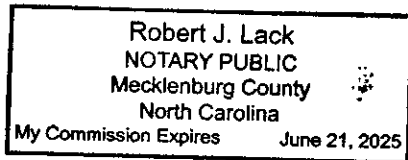


Robert J. Lack  
Robert J. Lack Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that **Christa B. Middleton** personally came before me this day and acknowledged that she signed the foregoing instrument. Witness my hand and Notarial stamp or seal this 5 day of January, 2021.

My Commission Expires: June 21, 2025  
(Affix Seal)



Robert J. Lack  
Robert J. Lack Notary Public  
Notary's Printed or Typed Name

**EXHIBIT A**

**Legal 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.

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.

Conveyed herewith are all rights held by Grantor granted in the easements conveyed by the City of Winston-Salem by Deed of Easement dated December 28, 1984, recorded in Book 1469, Page 668, Forsyth County Registry