

2021028992 00178FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$510.00

PRESENTED & RECORDED

06/01/2021 03:51:34 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3614****PG: 1616 - 1618****NORTH CAROLINA GENERAL WARRANTY DEED**

21-01-345

Excise Tax: \$510.00

Parcel Identifier No.: 6804-61-8554.00(Block 6618, Lot 006B)

Return after recording to:

Mail tax bills to Grantee 2410 Cross Vine Lane Winston Salem, NC 27103

This instrument was prepared by: D. Barrett Burge

Brief description for Index: Unit 6B Hillcrest Towne Center, Section 6, Phase 1

THIS DEED made this day of 2021 by and between,

GRANTOR	GRANTEE
CHARLES A. RUVOLIS, JR. (UNMARRIED)	MEGHAN ELIZABETH WERKMAN Mailing Address: 2410 Cross Vine Lane Winston Salem, NC 27103

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

Tax Parcel: 6804-61-8554.00 (Block 6618, Lot 006B)

2410 Cross Vine Lane Winston Salem, NC 27103

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [x], does not [] include the primary residence of the Grantor(s).

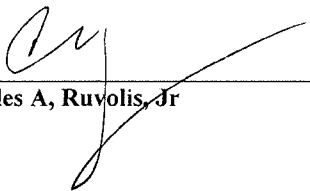
The property hereinabove described was acquired by Grantor in Deed Book 3254, Page 4427 Forsyth County Registry.
A map showing the above described property is recorded in Plat Book 61, Page 179

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

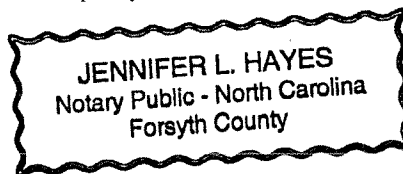
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

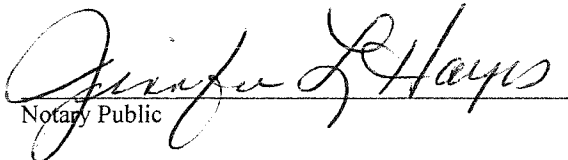

 _____ (SEAL)
 Charles A. Ruvolis, Jr

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Charles A. Ruvolis, Jr

Date: 5/27/21




 Notary Public

My Commission Expires: 11-19-2025

Jennifer L Hayes
 printed or typed name of notary public

EXHIBIT A

BEING KNOWN AND DESIGNATED as **Lot 6-B of Hillcrest Towne Center, Section 6, Phase 1 (Buildings 6 and 7)** a map and plat of which is recorded in **Plat Book 61, Page 179** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 3202, Page 3566, Forsyth County Registry and is designated as Tax PIN 6804-61-8554.00 (Block 6618, Lot 006B) on the Forsyth County tax maps.

By acceptance of this Deed, the Grantee herein acknowledges the Grantee's understanding that by virtue of the provisions of the recorded Declaration of Covenants, Conditions and Restrictions referred to below (the "Declaration") the Grantee shall be obligated to become and remain a member of the Homeowners Association (the "Association") established pursuant to the Declaration, to pay such dues and assessments as may be imposed from time to time by the Association pursuant to the terms of the Declaration, and to comply with the other terms and provisions of the Declaration and of the Bylaws of the Association.

Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center recorded in Book 2580, Page 1308 and as amended in Book 2736, Page 3106 (First Amendment) and Book 2755, Page 1857 (Second Amendment), Forsyth County Registry and Declaration of Covenants, Conditions and Restrictions for Greens Quarter Townhomes recorded in Book 2746, Page 893 and amended in Book 2827, Page 4147 (First Amendment); Book 3006, Page 815 (Second Amendment) and Book 3173, Page 1788 (Third Amendment), Forsyth County Registry as amended; other restrictions, rights of way and easements of record, mineral rights, if any, and ad valorem taxes for the current year.

skc