

2021029194 00127
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00
 PRESENTED & RECORDED
 06/02/2021 12:13:09 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY
BK: RE 3614
PG: 2725 - 2728

Drafted by: A.J. Ceberio
 Freedman Thompson Witt Ceberio & Byrd, PLLC

This instrument prepared by A.J. Ceberio , 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.

EXCISE TAX \$ 320.00

Parcel Identified Number: 6835-30-0839.000

Property Address: 1111 S. Marshall Street, Unit 348, Winston Salem, NC 27101

Mail after recording and future tax bills to: Grantee at 518 Oaklawn Ave., Winston-Salem, NC 27104

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1 day of JUNE, 2021, by and between

GRANTOR

William Nicholas Schroeder, Jr., and
 wife Jennifer Bouchelle Hoffecker
 1426 Cottage Street
 Alameda, CA 94501

GRANTEE

JOCEGOR, LLC, a North Carolina
 limited liability company
 518 Oaklawn Avenue
 Winston-Salem, NC 27104

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Forsyth County, North Carolina, more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2021 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

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

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

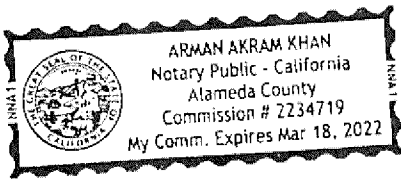
[Signature] (SEAL)
William Nicholas Schroeder, Jr.

[Signature] (SEAL)
Jennifer Bouchelle Hoffecker

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

I, ARMAN AKRAM KHAN, a Notary Public of ALAMEDA County, California certify that William Nicholas Schroeder, Jr. personally appeared before me this day and acknowledged to me that he/~~she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 1 day of JUNE, 2021.



(SEAL)

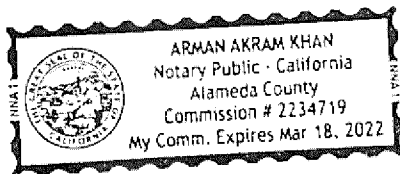
[Signature]
ARMAN AKRAM KHAN (print name)
Notary Public

My Commission Expires: 3/18/2022

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

I, ARMAN AKRAM KHAN, a Notary Public of ALAMEDA County, California certify that Jennifer Bouchelle Hoffecker personally appeared before me this day and acknowledged to me that ~~he~~/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 1 day of JUNE, 2021.



(SEAL)

ARMAN AKRAM KHAN (print name)
Notary Public

My Commission Expires: 3/18/2022

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Unit No. 306, as recorded on map entitled "THE SUMMIT CONDOMINIUM GATEWAY, PHASE 1," as recorded in Condo Book 8, Pages 67-70, Forsyth County Register of Deeds, 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 The Summit Condominium @ Gateway, designated by the Declaration as "Common Elements."

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM FOR THE SUMMIT CONDOMINIUM @ GATEWAY" recorded in the Office of the Register of Deeds of Forsyth County in Book 2835, Page 1383, et seq., pursuant thereto membership in The Summit Condominium @ Gateway Owners Association, Inc., a North Carolina Nonprofit Corporation.

Together with all non-exclusive rights and easements recorded in Book 2835, Page 1380, in the Forsyth County Registry.

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, provide for: (1) 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 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.

The Purchaser accepts this property subject to all easements and Restrictive Covenants of record including, but not limited to, the Restrictive Covenants recorded in Book 2835, Page 1383, Forsyth County Registry.