

2021036714 00197FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$370.00PRESENTED & RECORDED
07/09/2021 02:50:32 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3624****PG: 1063 - 1064****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 370.00

Parcel Identifier No.: 6835-30-0963 (Block 6675, Lot 402)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 1111 S. Marshall Street, #488, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Unit 402, The Summit Condominium @ Gateway

THIS DEED made this 8th day of July, 2021, by and between,

GRANTOR	GRANTEE
BRANDON DALE HAWKS and wife, STACIA WHITLEY HAWKS	CHARLES THOMAS ALEXANDER SEMELKA, unmarried
Mailing Address: 675 N. Main Street, Suite 510, Winston-Salem, NC 27101	Mailing Address: 1111 S. Marshall Street, #488, 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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 402, as shown on a plat or plats entitled THE SUMMIT CONDOMINIUM @ GATEWAY, recorded in Condominium and Unit Ownership File Book 8 at Pages 67 through 70 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 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" issued by Grantor and recorded in the

Office of the Register of Deeds of Forsyth County in Book 2835, Page 1383, *et seq.*, and pursuant thereto membership in The Summit Condominium @ Gateway Owners Association, Inc., a North Carolina non-profit corporation.

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

submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TOGETHER WITH all rights of Grantor 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) 4.288 % 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 Grantee as Unit Owner, and any guests or invitees of Grantee, in and to the Common Elements; (4) Obligations and responsibility of the Grantee 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 Grantee 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 Grantee 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.

Property Address: 1111 S. Marshall Street, # 488, Winston-Salem, NC 27101


This property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3489, Page 2499, Forsyth County Registry.

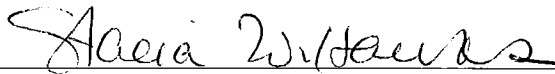
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.



Brandon Dale Hawks (SEAL)

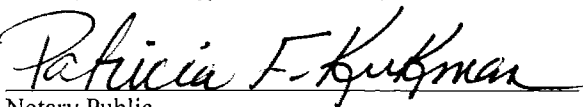


Stacia Whitley Hawks (SEAL)

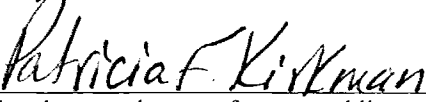
State of North Carolina, County of Forsyth

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: Brandon Dale Hawks and wife, Stacia Whitley Hawks.

Date: 7-8-21



Notary Public



printed or typed name of notary public



My Commission Expires: 5-29-24