

2021066828 00257

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$290.00

PRESENTED & RECORDED

12/07/2021 04:40:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3661

PG: 760 - 762

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel Identifier No.: 6835-16-1731 (Block 6107, Lot 106)

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

Mail tax bills to Grantee: 1107 W Bank Street, 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 106, YMCA Condominium

THIS DEED, made this the 3rd day of December, 2021, by and between **Patricia Ann Brown and, husband, Robin Marc Brown;** and, **Patricia Ann Brown as Administrator of the Estate of Betty Ruth Carter;** hereinafter collectively referred to as **Grantor;** and, **Alyssa Tull, married,** (mailing address: 1107 W. Bank Street, Winston-Salem, NC 27101), hereinafter referred to as **Grantee.**

WITNESSETH:

WHEREAS, Betty Ruth Carter (hereinafter referred to as the "Decedent") died on March 14, 2021 seized of the real property described below in fee simple, and the Estate of the Decedent has been administered in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 21 E 1163; and,

WHEREAS, Patricia Ann Brown has qualified as Administrator of the Estate of the Decedent; and,

WHEREAS, Patricia Ann Brown is the sole intestate heir of the Decedent and, therefore, the residuary estate of the Decedent, including real property, was devised solely to Patricia Ann Brown; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

NOW, THEREFORE, 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 hereto and incorporated herein by reference.

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instruments recorded in Book 2654, Page 3318, Forsyth County Registry and the Grantor acquired title through the estate of the Decedent (21 E 1163, Forsyth County).

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 Grantors have duly executed the foregoing as of the day and year first above written.

Patricia Ann Brown (SEAL)
Patricia Ann Brown, individually and as
Administrator of the Estate of Betty Ruth Carter

Robin Marc Brown (SEAL)
Robin Marc Brown

State of North Carolina, County of CARTERET

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: **Patricia Ann Brown, in her individual capacity and as Administrator of the Estate of Betty Ruth Carter; and Robin Marc Brown.**

Date: Dec 3, 2021

ARI MELTZER
Notary Public
Carteret Co., North Carolina
My Commission Expires Jan. 16, 2025

Ari Meltzer
Notary Public

ARI MELTZER
printed or typed name of notary public

My Commission Expires: JAN 16, 2025

Exhibit A

Being known and designated as Residential Unit No. 106 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") date the 28th 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.

Being all of and the same Residential Unit as described in Book 1928, Page 4103, 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.

Tax Parcel Number: 6835-16-1731 (Block 6107, Lot 106)

Property Address: 315 N. Spruce Street, Unit 106, Winston-Salem, NC 27101

