

2022009048 00182

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

\$125.00

PRESENTED & RECORDED

02/23/2022 02:46:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3677

PG: 3331 - 3333

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$125.00

Parcel Identifier Number: 6843-45-0847 Tax ID or Block & Lot: BLOCK 2667B LOT 132

Mail/Box to: Grantee at 545 Mallard Landing Blvd., Clemmons, NC 27012

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Unit 132, Phase IV of Greene Haven Condominiums

THIS DEED made this February 15, 2022 by and between

GRANTOR	GRANTEE
<p>Good People Win, LLC, a NC LLC</p> <p>Grantor Address:</p> <p>6513 Harbour Pointe Drive Suffolk, VA 23453</p>	<p>MAC Properties of NC LLC</p> <p>Buyer Address:</p> <p>545 Mallard Landing Blvd. Clemmons, NC 27012</p> <p>Property Address:</p> <p>4063 Greene Haven Dr Unit 132 Winston-Salem, NC 27107</p>

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Unit No. 132, as shown on a plat or plats entitled Green Haven Condominiums, Phase IV, recorded in Condominium and Unit Ownership Book 3 at Pages 99 & 10, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; and an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G.L.G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, Page 320 and amended in Book 1411, Page 1276 and restated in Book 1465 , Page 535; Book 1490, Page 882 and Book 1517, Page 738 and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in the entirety, and by way of illustration, and not by way of limitation, provide for (1) 2.272% as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of use for residential and lodging accommodation purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchasers as a unit owner, and any guests or invitees of the Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Greene Haven Drive by Seller and Lender(s) for access to adjoining property.

Prior deed reference Book 2557, Page 1709

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3295, Page 437.

A map showing the above described property is recorded in Plat Book 3, Page 99 & 10.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2021 Ad Valorem taxes are paid in the amount of \$700.12

Restrictive covenants recorded in Book 1409, Page 320, and Book 1411, Page 1276, and Book 1465, Page 535, and Book 1490, Page 882, and Book 1517, Page 738, Forsyth County Registry.
Easements and Restrictions of record.

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Good People Win, LLC, a NC LLC

By: Ira Williams Jr / managing member (SEAL)
Ira Williams Jr, Managing Member

STATE OF Virginia, COUNTY OF Newport News

I, the undersigned Notary Public of the aforesaid State and Newport News County, do hereby certify that Ira Williams Jr as Managing Member of Good People Win, LLC, a NC LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 17 day of February, 2022.

Victoria L. Helmick
Notary Public

My Commission Expires: 5-31-2022

