

2023015793 00155FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED

05/12/2023 02:50:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3753

PG: 3323 - 3325

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 370.00

Primary Residence of Grantor: No

Parcel Identifier No. 6835-30-0971.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 5th day of May, 2023, by and between

GRANTOR	GRANTEE
DANNY NEAL SIMS AND SPOUSE, GINGER W. SIMS 1405 BROOKSTOWN AVENUE WINSTON-SALEM, NC 27101	ANTHONY THOMAS, UNMARRIED 1111 S MARSHALL STREET #364 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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"This property was acquired by Grantor via instrument recorded in Book 3632, Page 981.

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James Williams & Co., Inc.

www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
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:

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

Danny Neal Sims (SEAL)
DANNY NEAL SIMS

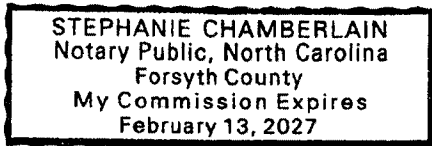
Ginger W. Sims (SEAL)
GINGER W. SIMS

State of NC - County of Forsyth

I, Stephanie Chamberlain, the undersigned Notary Public, certify that DANNY NEAL SIMS AND GINGER W. SIMS personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 12 day of May, 2023.

(Affix Notary Stamp Below)



Stephanie Chamberlain
Notary Public (Signature)

Stephanie Chamberlain
Notary Public (Printed Name)

My Commission Expires: 2/13/27

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 304 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 units as specifically enumerated in the "DECLARATION OF CONDOMINIUM for THE SUMMIT CONDOMINIUM @ GATEWAY" issued by Seller and 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 units 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.

ALSO CONVEYED IS PARKING SPACE 8 AND STORAGE UNIT 7

**Property Address: 1111 S Marshall Street #364
Winston-Salem, NC 27101**