

2023018182 00188FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1770.00

PRESENTED & RECORDED

05/31/2023 03:50:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3756**PG: 3089 - 3091**

Excise Tax: \$1,770.00

Tax Info: PIN 6835-16-2756.00 / Tax Block 405, Lot 0079A BUI

Mail deed & tax bills to: Grantee(s) @ 400 W. 4th Street, Unit 405, Winston-Salem, NC 27101

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Unit 405 of Twin City Lofts

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 27th day of May, 2023 by and between

GRANTOR	GRANTEE
STEFAN SIMONCIC and spouse, KELLY SIMONCIC Grantor Address: 208 Skycliff Drive Asheville, NC 28804	AHMED A. MOUBARAK and spouse, SINDY MOUBARAK Grantee Address: 400 W. 4th Street, Unit 405 Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3372, Page 2708. A map showing the above described property is recorded in Condo Book 8, Pages 181-184.

Submitted electronically by "Schell Law Office, PA"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

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.

The property being conveyed ✓ does or _____ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Stefan Simoncic

(SEAL)

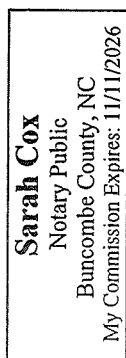
STEFAN SIMONCIC

Kelly Simoncic

(SEAL)

KELLY SIMONCIC

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF Buncombe

I, Sarah Cox, a Notary Public for Buncombe County and the aforesaid State, do hereby certify that STEFAN SIMONCIC and KELLY SIMONCIC, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 27th day of May, 2023.

Sarah Cox

Notary Public Name: Sarah Cox

My commission expires: 11-11-26

**EXHIBIT A
PROPERTY DESCRIPTION**

BEING KNOWN AND DESIGNATED as Unit No. 405 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Page(s) 181 through 184 ("Twin City Lofts") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of said unit.

ALSO CONVEYED HERewith is an undivided fee simple interest in and to both the Common Elements (the Common Elements Interest) and the Residential Limited Common Elements (the Limited Common Elements Interest), as specifically described in the "Declaration of Condominium for Twin City Lofts Condominiums" (the "Declaration") recorded in the Office of the Register of Deeds of Forsyth County in Book 3351, Page 2305.

TOGETHER with all rights and easements appurtenant to the above- described unit as specifically enumerated in the Declaration, including but not limited to: membership in Twin City Lofts Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association"); and an undivided interest in the funds and assets held by the Association.

TOGETHER with the right of ingress and egress from and to the above- described unit over the Common Elements and Limited Common Elements of Twin City Lofts, and the right to use the Common Elements and Limited Common Elements of Twin City Lofts for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of Twin City Lofts.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to: (i) all restrictions on use of the units, Common Elements, and Limited Common Elements of Twin City Lofts, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.