

2023019205 00183

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$694.00

PRESENTED & RECORDED
 06/07/2023 04:04:14 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3757
PG: 4365 - 4367

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 694.00

Parcel Identifier No. 6804-61-8554.000 Verified by Forsyth County on the ____ day of _____, 2023
 By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. NO TITLE SEARCH REQUESTED OR PERFORMED. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Unit 6B Hillcrest Towne Center, Section 6, Phase 1

THIS DEED made this ____ day of _____, 2023, by and between

GRANTOR

Meghan Elizabeth Werkman, unmarried

GRANTEE

Wilbert Golamco and spouse, Maria Lilita Golamco

Property Address: 2410 Cross Vine Lane
Winston-Salem, NC 27103

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ☒ is ☐ is not the primary residence of one or more of the Grantors.

For back title, see Book 3614, Page 1616, 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Meghan Elizabeth Werkman (SEAL)
Meghan Elizabeth Werkman

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 therein and in the capacity indicated: Meghan Elizabeth Werkman.

Date: 5-17-2023

Chester McDonald
Notary Public

Chester McDonald

Print Name

My commission expires: 3-1-2027

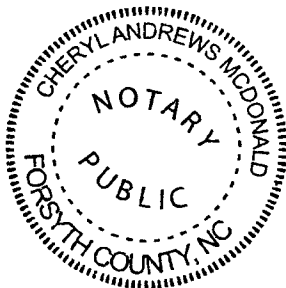


Exhibit A

BEING KNOWN AND DESIGNATED as Lot 6-B of Hillcrest Towne Center, Section 6, Phase 1 (Buildings 6 and 7) a map and plat of which is recorded in Plat Book 61, Page 179 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 3202, Page 3566, Forsyth County Registry and is designated as Tax PIN 6804-61-8554.00 (Block 6618, Lot 006B) on the Forsyth County tax maps.

By acceptance of this Deed, the Grantee herein acknowledges the Grantee's understanding that by virtue of the provisions of the recorded Declaration of Covenants, Conditions and Restrictions referred to below (the "Declaration") the Grantee shall be obligated to become and remain a member of the Homeowners Association (the "Association") established pursuant to the Declaration, to pay such dues and assessments as may be imposed from time to time by the Association pursuant to the terms of the Declaration, and to comply with the other terms and provisions of the Declaration and of the Bylaws of the Association.

Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center recorded in Book 2580, Page 1308 and as amended in Book 2736, Page 3106 (First Amendment) and Book 2755, Page 1857 (Second Amendment), Forsyth County Registry and Declaration of Covenants, Conditions and Restrictions for Greens Quarter Townhomes recorded in Book 2746, Page 893 and amended in Book 2827, Page 4147 (First Amendment); Book 3006, Page 815 (Second Amendment) and Book 3173, Page 1788 (Third Amendment), Forsyth County Registry as amended; other restrictions, rights of way and easements of record, mineral rights, if any, and ad valorem taxes for the current year.