

2023019483 00086

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/09/2023 12:43:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3758
PG: 1282 - 1284

GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Tax Parcel ID No. 6835-16-2722

Mail/Box to: **PO BOX 1396, PILOT MOUNTAIN, NC 27041**

This instrument was prepared by: **MARK S. ROYSTER, ATTORNEY AT LAW**

Brief description for the Index:

THIS DEED, made this the 23rd day of May, 2023, by and between

GRANTOR: Patti J. Moran (Widow)
whose mailing address is 1327 High Bridge Road, Pinnacle, NC 27043
(herein collectively referred to as **Grantor**) and

GRANTEE: Dogwood Enterprises LLC, a North Carolina Limited Liability Company
whose mailing address is P.O. Box 272, Pinnacle, NC 27043
(herein referred to as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

NO TITLE SEARCH REQUESTED. NO CLOSING CONDUCTED.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3511, Page 3060, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Royster and Royster, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

(Entity Name)
By: _____
Print/Type Name & Title:

Patti J. Moran (SEAL)
Print/Type Name: Patti J. Moran

By: _____
Print/Type Name & Title:

Print/Type Name:

By: _____
Print/Type Name & Title: _____

Print/Type Name:

By: _____
Print/Type Name & Title: _____

Print/Type Name:

State of North Carolina
County of Surry
I, Judy M. Wood, a Notary Public for said County and State do hereby certify that Patti J. Moran, personally appeared before me this day, and being by me duly sworn, executed the foregoing and annexed instrument.
Date: 5/23/2023
My Commission Expires: 9/7/2026
Judy M Wood
Judy M Wood Notary Public
Notary's Printed or Typed Name

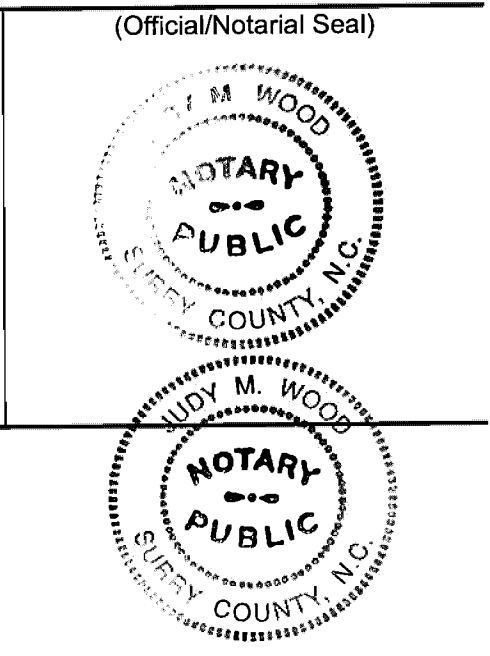


Exhibit A

Being known and designated as Residential Unit No. 304 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 2088, Page 3770, 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.