

**2023027392 00019**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$240.00

PRESENTED &amp; RECORDED

08/11/2023 09:12:19 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3767

PG: 3632 - 3634

Drafted By: Bryan C. Thompson, Esq.  
Robingson & Lawing, LLP

RECORDING TIME

This instrument prepared by Bryan C. Thompson, 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.No Title Search Requested or Performed by  
Drafting Attorney

EXCISE TAX \$ 240.00

PROBATE AND FILING FEE \$ \_\_\_\_\_ PAID

PIN#: 6827-51-8217

Property Address: 1302 Aspen Way, Winston-Salem, NC 27106.

Mail after recording and future tax bills to: Grantee at 1302 Aspen Way, Winston-Salem, NC 27106.

**NORTH CAROLINA LIMITED WARRANTY DEED**THIS DEED made this 10<sup>th</sup> day of August, 2023, by and between

## GRANTOR

Yongsheng Yi, Administrator of the Estate of  
Haining Yi, Deceased210 South Cherry Street  
Winston-Salem, NC 27101

## GRANTEE

Christy J. Hartman, **Free Trader**1302 Aspen Way  
Winston-Salem, NC 27106

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

WHEREAS, the Grantor is the duly qualified Administrator of the Estate of Haining Yi, a deceased person, having qualified as such on May 27, 2021 (Sec 21 E 1171); and

WHEREAS, by Order and Confirmation entered in that Special Proceeding brought In the Matter of the Estate of Haining Yi, 22 SP 591, Grantor herein is authorized to sell by public sale the interest of Haining Yi, Deceased; and

WHEREAS, the Grantor herein after proper Notice of Sale, conducted a public sale of the real property herein conveyed on June 2, 2023, filed a Report of Sale, and held the sale open for upset bids, with a final bid in the amount of One Hundred Twenty Thousand and No/100's Dollars (\$120,000.00) being tendered by Grantee herein with no further upset bids being tendered and the time for filing additional upset bids having expired; and

WHEREAS, by Order of Confirmation executed by the Clerk of Superior Court of Forsyth County, Grantor herein is authorized to convey property to Grantee herein upon receipt of the sum of One Hundred Twenty Thousand And No/100's Dollars (\$120,000.00);

NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee all of the interest of Haining Yi, Deceased, in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

submitted electronically by "Adelia Schiffman Law Group, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

See Exhibit A attached hereto and incorporated herein by reference.

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or  X  does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. And the Grantor covenants with the Grantee, that Grantor has the right to convey the same, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as the Administrator of the Estate of Haining Yi, Deceased, insofar as it is her duty to do so by virtue of her office as Administrator, but no further. Save and except easements, restrictions, and rights of way as appear of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Yongsheng Yi, adm.

(seal)

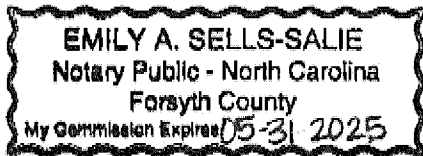
Yongsheng Yi, Administrator of the Estate of Haining Yi, Deceased

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, do hereby certify that Yongsheng Yi, Administrator of the Estate of Haining Yi, Deceased, personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 10<sup>th</sup> day of August, 2023.



(SEAL / STAMP)

Emily A. Sells-Salie  
Emily A. Sells-Salie (print name)  
Notary Public

My commission expires: 05-31-2025

Exhibit A

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1302 as described in the plans of Aspen Park Condominiums, Phase II, Section 5-A, which are recorded in Condominium Book 1 at Pages 149 through 151, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina; and

TOGETHER WITH all rights and easements appurtenant to said Unit as specifically enumerated in the "Declaration of Condominium" issued by John N. Davis, III, et al, and recorded in Book 1366 at pages 452 through 490, et seq, (plus exhibits) on the 25th day of June, 1982; and pursuant thereto, membership in Aspen Park Recreational Corporation, A North Carolina non-profit corporation; and

TOGETHER WITH all rights of Grantor in and to the limited common areas and facilities appurtenant to said Unit; and

SUBJECT to the said Declaration of Condominium and the By-Laws annexed thereto which, with all attachments thereto are incorporated herein as if set forth in their entirety.

Tax Parcel Number: 6827-51-8217.00 (Block 6078, Lot 302)  
Property Address: 1302 Aspen Way, Winston-Salem, NC 27106