

2023027660 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$534.00

PRESENTED & RECORDED
 08/14/2023 02:42:23 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3768
 PG: 438 - 440

submitted electronically by "Craig Jenkins Lipfert & walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$534.00

Parcel Identification Number: 6835-16-1649.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Return to: Grantee @ 315 N. Spruce Street, Unit 306, Winston-Salem, North Carolina 27101

Property Address: 315 N. Spruce Street, Unit 306, Winston-Salem, North Carolina 27101

Brief description for the Index: Unit 306 YMCA Condominium

THIS DEED made this 3rd day of August, 2023 by and between

GRANTOR

**JOCEGOR, LLC,
 a North Carolina Limited Liability Company
 518 Oaklawn Avenue
 Winston-Salem, NC 27104**

GRANTEE

**LAURA ELIZABETH SJOBERG
 315 N. Spruce Street, Unit 306
 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**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

The above-described property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 1017, Page 479; Book 1469, Page 678; Book 1469, Page 794 and Book 1928, Page 3677 and as subsequently amended.

The property hereinabove described was acquired by Grantor in Deed Book 3585, Page 4241.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any and 2023 property taxes to be prorated.

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

JOCEGOR, LLC, a North Carolina Limited Liability Company

By: *Christa B. Middleton* (SEAL)
Name: Christa B. Middleton, Owner/Manager

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, *Alice A. Sherman*, a Notary Public of the County of *Forsyth* and State of North Carolina, certify that Christa B. Middleton, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Owner/Manager of JOCEGOR, LLC, personally appeared before me this day and acknowledged that she is the Owner/Manager of JOCEGOR, LLC and that as Owner/Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this *3rd* day of August, 2023.

Alice A. Sherman
Notary Public Signature

Alice A. Sherman
Printed Name of Notary Public

My Commission Expires: *5-10-28*



EXHIBIT A

**315 N. Spruce Street, Unit 306
Winston-Salem, North Carolina 27101**

BEING KNOWN AND DESIGNATED as "Residential Unit Number 306" 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") dated 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 Unit Ownership Book 2, Pages 129-133 and re-recorded in Condominium and Unit Ownership Book 4, Pages 198-203, 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.

Conveyed herewith are all rights held by Grantor granted in the Easements conveyed by the City of Winston-Salem by Deed of Easement dated December 28, 1984, recorded in Book 1469, Page 668, Forsyth County Registry.