



2023030533 00078

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$550.00

PRESENTED & RECORDED:  
09-06-2023 01:20:00 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING DPTY

BK: RE 3771  
PG: 2999-3001

Box  
179

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$550.00 Parcel Identifier No. Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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.

Brief description for the Index: Unit 106, YMCA Condo

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between

GRANTOR	GRANTEE
Alyssa Tull and Juan Rafael Deguzman 1107 W Bank st. Winston Salem, NC 27101	Korey White 315 Spruce Street Unit 106 Winston Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_ page \_\_\_\_.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_ page \_\_\_\_.

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, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina , if an entity by its duly authorized representative.

Alyssa Tull  
Name: Alyssa Tull

Juan Rafael Deguzman  
Name: Juan Rafael Deguzman

Name:

Name:

Entity Name

By:

Name:

Title:

By:

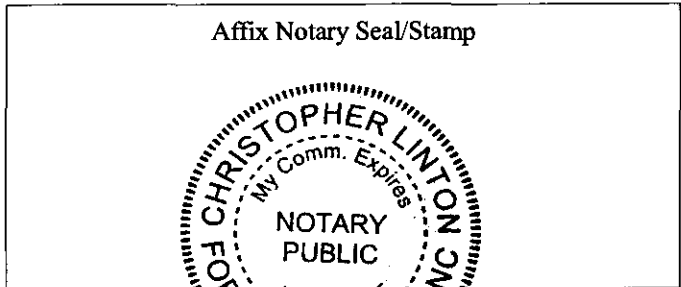
Name:

Title:

STATE OF NORTH CAROLINA, COUNTY OF ForSyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29 day of August, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Alyssa Tull and Juan Rafael Deguzman



Christopher Linton  
Notary Public (Official Signature)  
My commission expires: 29 Jul 25

## Exhibit A

Being known and designated as Residential Unit No. 106 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 1928, Page 4103, 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.

Tax Parcel Number: 6835-16-1731 (Block 6107, Lot 106)

Property Address: 315 N. Spruce Street, Unit 106, Winston-Salem, NC 27101

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