

2023039031 00192

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
11/15/2023 04:57:24 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3781
PG: 3705 - 3708

GENERAL WARRANTY DEED

Excise Tax: **\$540.00**

Tax Parcel ID No. 6835-16-2722.000 Verified by _____ County
on the ____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the 15th day of November, 2023, by and between

GRANTOR:

Dogwood Enterprises, LLC a North Carolina Limited Liability Company

whose mailing address is _____

(herein referred to collectively as **Grantor**) and

GRANTEE: Gunther Family Holdings, LLC

whose mailing address is 315 N. Spruce Street #304, Winston-Salem, NC 27101

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

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 attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3758, Page 1282-1284, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

All or a portion of the property herein conveyed x includes or _____ 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 "Law Office of Thomas G. Jacobs"
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.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

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.

Dogwood Enterprises, LLC

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

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

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

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

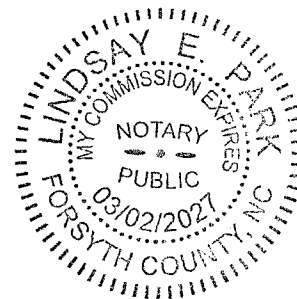
State of North Carolina
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Patti J. Moran, Member/Manager of Dogwood Enterprises, LLC
_____ [insert name(s) of principal(s)].

Date: 11/14/2023

Lindsay E. Park
Lindsay E. Park Notary Public
Notary's Printed or Typed Name



My Commission Expires:
3/2/2021

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

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.

RESOLUTION OF Dogwood Enterprises, LLC

The following action was taken by the Manager of Dogwood Enterprises, LLC(the “Company”), such consent being evidenced by the signatures below:

WHEREAS, the Company is engaged in the business of buying and selling residences to third-parties in the normal course and scope of its operations;

WHEREAS, in order to facilitate the sale and transfer of such real property and residences to third-parties in the course and scope of the Company’s business, it is necessary to execute instruments and documents for the sale and transfer of such properties; and

WHEREAS, Patti J. Moran is the Manager and

WHEREAS, the Manager has agreed to sell the property located at 315 N. Spruce Street #304, Winston-Salem, NC 27101 to Gunther Family Holdings, LLC; and

IT IS THEREFORE RESOLVED and the undersigned Manager does hereby appoint and authorize herself, Patti J. Moran, as the Manager, to execute and deliver, deeds for the conveyance of the Company’s real property, including improvements thereto, to third-parties in the normal course and scope of the Company’s business operations. That the property be sold to Gunther Family Holdings, LLC and said proceeds be dispersed to Dogwood Enterprises, LLC.

IT IS FURTHER RESOLVED, that the seal of the Company in connection with such executions and transactions as authorized herein shall not be necessary.

Effective as of the 14 day of November, 2023.

Dogwood Enterprises, LLC

By: Patti J. Moran, Manager
Patti J. Moran, Manager