

2023039472 00063

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 11/20/2023 11:30:40 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3782
PG: 1730 - 1732

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Tax Parcel Identification Number: 6835-30-0868.000

This instrument was prepared by: T. Lawson Newton, 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: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill- to Grantee: 500 Barton Shore Drive, Ann Arbor, MI 48105

Property Address: 1111 S Marshall Street Unit 380 Winston Salem, NC 27101

Brief description for the Index: LO302 BL6675 BUI

THIS DEED made this 16 day of November 2023 by and between

GRANTOR

Skydragon, LLC.
 Bonnie L. Delar,
 Managing Member

807 N Trade Street
 Winston Salem, NC 27101

GRANTEE

John Michael Huget and
 spouse,
 Lesa Doll Huget

mailing address:
 500 Barton Shore Drive
 Ann Arbor, MI 48105

property address:
 1111 S. Marshall Street, Unit 380
 Winston-Salem, NC 27101

The designation Granter 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 Granter, 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

submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

For back title reference, see the deed recorded in Book 3512 Page 3364, Forsyth County Registry.

THIS IS OR IS NOT X 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: subject to easements and restrictions of record, if any; and 2023 property taxes.

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

Skydragon, LLC.

By: Bonnie L. Delar (SEAL)

Name: Bonnie L. Delar

Title: Managing Member

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 Bonnie L. Delar, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Managing Member of Skydragon, LLC., personally appeared before me this day and acknowledged that he/she is Managing Member of Skydragon, LLC. and that as Managing Member 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 16th day of November 2023.

Alice A. Sherman

Notary Public

Name: Alice A. Sherman

My Commission Expires: 5-10-28

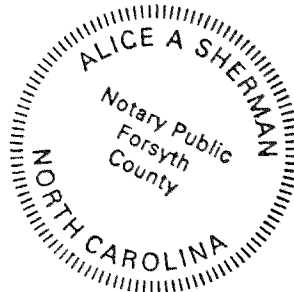


Exhibit A

Being known and designated as Unit No. 302, as shown on a plat entitled THE SUMMIT CONDOMINIUM GATEWAY, PHASE 1, as recorded in Condominium and Unit Ownership File Book 8, Pages 67-70, Forsyth County Register of Deeds, reference to which is hereby made for a more particular description.

Together with the right of ingress to and egress from said property and the right to use for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of The Summit Condominium @ Gateway, designated by the Declaration as "Common Elements."

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM FOR THE SUMMIT CONDOMINIUM @ GATEWAY" recorded in the Office of the Register of Deeds of Forsyth County in Book 2835, Page 1383, et seq., pursuant thereto membership in The Summit Condominium @ Gateway Owners Association, Inc., a North Carolina non-profit corporation.

Together with all non-exclusive rights and easements recorded in Book 2835, Page 1380, in the Forsyth County Registry.

Together with all rights of Seller in and to the Common Elements and the Limited Common Elements appurtenant to said Unit; and,

Subject to the said Declaration, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration, provide for: (1) the percentage of undivided fee simple interest appertaining to the above unit of the Common Elements; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as Unit Owner, and any guests or invitees of Purchaser, in and to the Common Elements; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (5) Limitations upon use of Common Elements; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

The Purchaser accepts this property subject to all easements and Restrictive Covenants of record including, but not limited to, the Restrictive Covenants recorded in Book 2835, Page 1383, Forsyth County Registry.

ALSO INCLUDED with this conveyance is Parking Space 4 and Storage Unit 2.

Tax Parcel Number: 6835-30-0868 (Block 6675, Lot 302)

Property Address: 1111 S. Marshall Street, Unit 380, Winston-Salem, NC 27101

