

2024023240 00119FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$228.00

PRESENTED & RECORDED

07/15/2024 03:27:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3816

PG: 1027 - 1029

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$228.00
Parcel ID:	6843-45-0847
Mail/Box to:	Phillip J. Lewis and Anne Richards Lewis, 4063 Greene Haven Drive, Winston-Salem, NC 27107
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	<u>Unit 132, Phase IV of Greene Haven Condominiums</u>

THIS GENERAL WARRANTY DEED ("Deed") is made on the 10 day of July, 2024, by and between:

GRANTOR	GRANTEE
MAC Properties of NC, L.L.C., a NC LLC 545 Mallard Landing Blvd Clemmons, NC 27012	Phillip J. Lewis, unmarried and Anne Richards Lewis, married, as Joint Tenants with Rights of Survivorship 4063 Greene Haven Drive Winston-Salem, NC 27107

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3677, Page 3331.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 3, Page 99.

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

MAC Properties of NC, LLC

Entity Name

By: Ginger

Name: Ginger Atkins

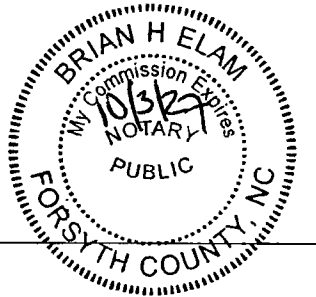
Title: Member

STATE OF NC, COUNTY OF Forsyth

I, Brian H Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10 day of July, 2021 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Ginger Atkins as Member of MAC Properties of NC, LLC

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 4063 Greene Haven Drive, Winston-Salem, NC 27107
Tax ID: 6843-45-0847 / BLOCK 2667B LOT 132

BEING KNOWN AND DESIGNATED as Unit No. 132 , as shown on a plat or plats entitled Green Haven Condominiums, Phase IV, recorded in Condominium and Unit Ownership Book 3 at Pages 99 & 10, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; and an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G.L.G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, Page 320 and amended in Book 1411, Page 1276 and restated in Book 1465 , Page 535; Book 1490, Page 882 and Book 1517, Page 738 and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in the entirety, and by way of illustration, and not by way of limitation, provide for (1) 2.272% as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduces as provided therein; (2) Use and restriction of use for residential and lodging accommodation purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchasers as a unit owner, and any guests or invitees of the Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Greene Haven Drive by Seller and Lender(s) for access to adjoining property.