

**2024032620 00054**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1060.00**

PRESENTED &amp; RECORDED

09/26/2024 11:35:07 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3827****PG: 4424 - 4426**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,060.00

Parcel Identifier No.: 6835-16-2852 (Block 0079A, Lot 303)

Mail tax bills to Grantee: 1815 Tuscan Drive, Tallahassee, FL 32312

This instrument was prepared by: T. Thomas Kangur, Jr., 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 303, Twin City Lofts

THIS DEED made this 25 day of September, 2024 by and between,

GRANTOR	GRANTEE
<b>ANDREAS D. RUNHEIM</b> (unmarried)	<b>KAREN TETREAULT</b> (married)
Mailing Address: 2791 Chatham Farm Road, Winston-Salem, NC 27106	Mailing Address: 1815 Tuscan Drive, Tallahassee, FL 32312

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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

Property Address: 400 W. Fourth Street, Unit 303, Winston-Salem, NC 27101

**The property does include the primary residence of the Grantor.**

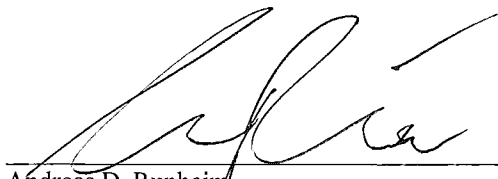
The property hereinabove described was acquired by Grantor by instruments recorded in Book 3467, Page 2376, Forsyth County Registry. A map showing the above-described property is recorded in Condominium Plat Book 8, Pages 181-184.

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.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

 (SEAL)  
Andreas D. Runheim

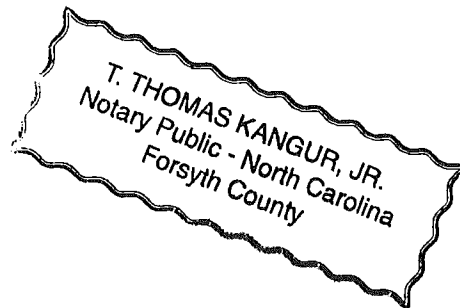
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Andreas D. Runheim**

Date: 9/25/24

T. Thomas Kangur, Jr.  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of notary public



My Commission Expires: 9/27/27

## Exhibit A

BEING KNOWN AND DESIGNATED as Unit No. 303 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Page(s) 181 through 184 ("Twin City Lofts") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of said unit.

ALSO CONVEYED HERewith is an undivided fee simple interest in and to both the Common Elements (the Common Elements Interest) and the Residential Limited Common Elements (the Limited Common Elements Interest), as specifically described in the "Declaration of Condominium for Twin City Lofts Condominiums" (the "Declaration") recorded in the Office of the Register of Deeds of Forsyth County in Book 3351, Page 2305; and as amended by First Amendment recorded in Book 3376, Page 1185, Forsyth County Registry; by Second Amendment recorded in Book 3376, Page 2492, Forsyth County Registry; by Third Amendment recorded in Book 3378, Page 689, Forsyth County Registry; and by Fourth Amendment recorded in Book 3387, Page 887, Forsyth County Registry.

TOGETHER with all rights and easements appurtenant to the above- described unit as specifically enumerated in the Declaration, including but not limited to: membership in Twin City Lofts Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association"); and an undivided interest in the funds and assets held by the Association.

TOGETHER with the right of ingress and egress from and to the above-described unit over the Common Elements and Limited Common Elements of Twin City Lofts, and the right to use the Common Elements and Limited Common Elements of Twin City Lofts for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of Twin City Lofts.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to: (i) all restrictions on use of the units, Common Elements, and Limited Common Elements of Twin City Lofts, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.

Tax Parcel Number: 6835-16-2852 (Block 0079A, Lot 303)

Property Address: 400 W. Fourth Street, Unit 303, Winston-Salem, NC 27101

