

2024036913 00132

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1660.00

PRESENTED & RECORDED
 10/30/2024 02:40:52 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3833
PG: 3050 - 3052

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,660.00

Tax Parcel Identification Number: 6835-17-7970.000

This instrument was prepared by: H. David Niblock, 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: Grantee

Mail Tax Bill to Grantee: 530 Trade Street #502, Winston-Salem, NC 27101

Property Address: 530 Trade Street #502, Winston-Salem, NC 27101

Brief description for the Index: Traders Row Condos LO: 502 BL: 6630 BU:1

THIS DEED made this the 25 day of October 2024

GRANTOR

Barnett Michael Buckland a/k/a
 Michael B. Buckland and wife,
 Bobbie J. Buckland

704 Mitch Drive
 Winston-Salem, NC 27107

GRANTEE

Felice R. Brenner (Legally Separated)

530 Trade Street #502
 Winston-Salem, NC 27107

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 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, Deed Book 2776 at Page 4486, Forsyth County Registry.

THIS IS x OR IS NOT 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 2024 property taxes.

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

Barnett Michael Buckland (SEAL)
Barnett Michael Buckland

Bobbie J. Buckland (SEAL)
Bobbie J. Buckland

STATE OF N.C.

COUNTY OF Forsyth

I, Jamie B. Brown, a Notary Public of the County of Davidson and State of North Carolina, certify that Barnett Michael Buckland and spouse, Bobbie J. Buckland, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), personally appeared before me this day and acknowledged that they signed the foregoing document, and as co-trustees are duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said trust for the purposes stated therein.

WITNESS my hand and notarial seal, this 25 day of October, 2024.

Jamie B. Brown
Notary Public
Name: Jamie B. Brown
My Commission Expires: 11-20-28

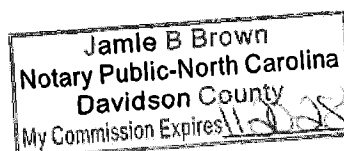


EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN and designated as "530 N. Trade St., Unit 502" as shown on a plat or plats entitled "Trader's Row Condominiums" as recorded in Condominium and Unit Ownership File Book 7 at Page 173, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH all rights and easements appurtenant to said Unit as specifically enumerated in the "AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR TRADER'S ROW CONDOMINIUM" issued by Trade Street, LLC as Declarant, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2745, page 3734, et seq. on the 18th day of April, 2007 (hereinafter referred to as the "Declaration"), and pursuant thereto membership in Trader's Row Condominium Owners Association, Inc., a North Carolina not-for-profit corporation (the "Association").

TOGETHER FURTHER WITH all rights of Grantor in and to the Common Elements appurtenant to said Unit and subject to the said Declaration and the By-Laws of the Association, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 2.6468% as the percentage of undivided fee simple interest appertaining to the above Unit in the General Common Elements; (2) 8.7028% as the percentage of undivided fee simple interest appertaining to the above Unit in the Residential Limited Common Elements; (3) property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Elements; (4) obligations and responsibilities of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws of the Association; (5) limitations upon use of Common Elements; (6) obligations of Grantee and the Association, mentioned in said Declaration and By-Laws, for maintenance; and (7) restrictions upon use of the Unit conveyed hereby.