

2025006772 00147

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$945.00

PRESENTED & RECORDED
 03/04/2025 04:03:44 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3851
PG: 1627 - 1629

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 945.00

Parcel Identifier No. 6835-13-5959.000 Verified by Forsyth County on the ____ day of _____, 2025
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Unit 155, The Mill at Tar Branch Condominiums, Phase II

THIS DEED made this ____ day of _____, 2025, by and between

GRANTOR

Lisa Van Lear Menefee and husband, Anderson Doyle Cromer

**1344 Lunsford Road
 King, NC 27021**

GRANTEE

**Remona Teague, unmarried and
 Robert Baldwin, unmarried, as joint tenants with
 right of survivorship**

**155 Tar Branch Court
 Winston Salem, NC 27101**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property x is is not the primary residence of one or more of the Grantors.

For back title, see Book 3194, Page 1592, Forsyth County Registry.

submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

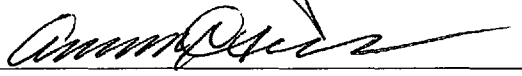
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

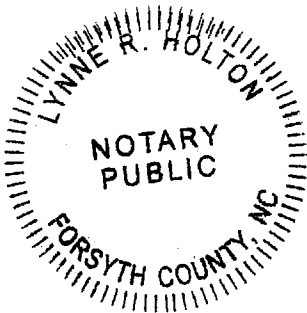
 (SEAL)
Lisa Van Lear Menefee

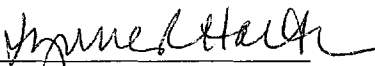
 (SEAL)
Anderson Doyle Cromer

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lisa Van Lear Menefee and Anderson Doyle Cromer.

Date: 3/3/2025




Notary Public

Lynne R. Holton

Print Name

My commission expires: 2/5/2027

Exhibit A

BEING KNOWN AND DESIGNATED as Unit No. 155, Phase II, as shown on a plat or plats entitled Phase II, The Mill @ Tar Branch Condominiums recorded in Condominium Book 5, at pages 171 & 172 in the Office of the Register of Deeds for 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 "DECLARATION OF CONDOMINIUM" recorded in Book 2134, page 3497 in the Office of the Register of Deeds for Forsyth County, North Carolina, as amended subsequently from time to time, and pursuant thereto membership in The Mill at Tar Branch Homeowners Association, Inc., a North Carolina non-profit corporation.

Subject to the said Declaration, as amended, which with all attachments thereto is incorporated herein as if set forth in its entirety, and by way of illustration and not by way of limitation, provide for: (1) 3.2258% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities; (2) Property rights of Grantee as a unit owner, and any guests or invitees of Grantee, in and to the Common Areas and Facilities; (3) Obligations and responsibility of the Grantee for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (4) Limitations upon use of Common Areas and Facilities; (5) Obligations of Grantee and the Association, mentioned in said By-Laws, for maintenance; and (6) Restrictions upon use of the unit ownership in real property conveyed hereby.