

2025008883 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1760.00

PRESENTED & RECORDED
 03/21/2025 10:53:59 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3853
PG: 4222 - 4224

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,760.00

Parcel Identifier No. 6835-16-2756.000 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 No. 405, Final Plat for Twin City Lofts

THIS DEED made this 20th day of March, 2025, by and between

GRANTOR

**Ahmad A. Moubarak aka Ahmed A. Moubarak
 and spouse, Sindy Moubarak**

**113 McMichael Ct
 Clemmons, NC 27012**

GRANTEE

Barbara K. Keeler and spouse, Paul B. Keeler

**Property Address: 400 W. 4th Street #405
 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 ____ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3756, Page 3089, Forsyth County Registry.

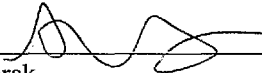
Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

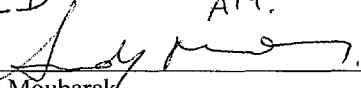
Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

 (SEAL)
Ahmad A. Moubarak

AHMED

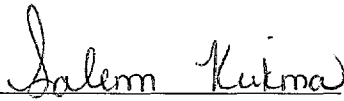
AM.

 (SEAL)
Sindy Moubarak

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: Ahmad A. Moubarak and Sindy Moubarak. SK

Date: March 20, 2025


Notary Public

Salem Kirkman
Print Name

SALEM KIRKMAN
Notary Public
Surry County, NC

My commission expires: 08/15/2028

Exhibit A

BEING KNOWN AND DESIGNATED as Unit No. 405 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.

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.