

2025013515 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$860.00

PRESENTED & RECORDED
 04/25/2025 12:36:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3859
PG: 4008 - 4010

Excise Tax: **\$860.00**

Tax Info: PIN 6835-13-5816.00

Mail deed & tax bills to: Grantee(s) @ 760 Fairacres Road, Omaha, NE 68132

This instrument was prepared by: **A. Gregory Schell, Attorney**

Brief Description for the index

Unit 213 of The Mill at Tar Branch Condominium, Phase I

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 25 day of April, 2025 by and between

GRANTOR	GRANTEE
<p>STEPHEN D. POE and spouse, JANE S. POE</p> <p>Grantor Address: 2745 Old Town Club Road Winston Salem, NC 27106</p>	<p>EDSON L. BRIDGES and spouse, TRACY T. BRIDGES</p> <p>Grantee Address: 760 Fairacres Road Omaha, NE 68132</p> <p>Property Address: 213 Tar Branch Court Winston Salem, NC 27101</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3413, Page 3753. A map showing the above described property is recorded in Condo Book 5, Pages 102-103.

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. 2025 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

 (SEAL)  (SEAL)
STEPHEN D. POE JANE S. POE

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

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 they signed the foregoing document for the purpose stated herein and in the capacity indicated:
STEPHEN D. POE and JANE S. POE

Date: 4/25/2025



Notary Public Name: A. Gregory Schell
My commission expires: 2/18/2029

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 213, Phase I, as shown on a plat or plats entitled The Mill at Tar Branch Condominium recorded in Condominium and Unit Ownership File (Plat) Book 5 at Pages 102 through 103 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 "DECLARATION OF CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2134 at Page 3497, et seq. pursuant thereto membership in The Mill at Tar Branch Homeowners Association, Inc.; a North Carolina Nonprofit Corporation.

SUBJECT to the said Declaration, 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) 5.5555% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of Purchaser, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of nonpayment thereof as set forth in the Declaration and the By-Laws; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

