

2025015352 00147FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1500.00PRESENTED & RECORDED
05/08/2025 01:22:36 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3862
PG: 1517 - 1519**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$1,500.00
Parcel ID:	6835-13-6906
Mail Tax Bill to:	321 Indera Mills Ct, Winston Salem, NC 27101
Prepared by and return to:	Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 400 Winston-Salem, NC 27103 File#:24777.25039Wright
Brief description for the index:	Lot 321 and Garage Unit M, Building G-5, Blk , The Mill at Tar Branch Condominiums

This instrument prepared by: Lawson Newton, 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.

**NO TITLE SEARCH PERFORMED OR REQUESTED

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of May, 20 25, by and between:

GRANTOR	GRANTEE
Melvin F. Wright, Jr. and wife, Mary K. Wright	Nanne Holmes 321 Indera Mills Ct Winston Salem, NC 27101

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED AS Unit No. 321 and Garage Unit M in Building G-4, as shown on the Plat of The Mill at Tar Branch Condominiums, Phase II, as recorded in Condominium and Unit Ownership file (Plat) Book 5, Pages 171 through 172, 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 Tar Branch Investors, L.L.C. and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2134, Page 3497, as amended in Book 224, Page 1151, et seq., pursuant thereto membership in The Mill at Tar Branch Homeowners

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

Association, Inc., a North Carolina Nonprofit Corporation.

SUBJECT TO the said Declaration, which with all attachmnets thereto are incorporated as if set forth in their entirety, and by way of illustration and not by way of limitation, provde for: (1) 3.125% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Areas and Facilities in Phase I and II; (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 assessements and special assessments and the effect on non-payment thereof, as set forth in the Declaration and the By-Laws; (5) Obligations of Purchaser and the Association, mention in said By-Laws, for maintenace; and (7) Restrcitions upon use of the Unit Ownershipin real property conveyed hereby.

FOR FURTHER REFERENCE, SEE Deed Book 2244, Page 1152, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 6406, Lot 321, Winston Township, Forsyth County Tax Records, and 321 Indera Mills Court, Winston-Salem, North Carolina 27101.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2730 Page 1565 .

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for The Mill at Tar Branch Condominiums in the Office of the ROD for Forsyth in Book 2134, Page 3497 and amended in Book 224 Page 1151and, any amendments thereto.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 5 Pages 171-172.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Melvin F. Wright, Jr. by and through Attorney in Fact

Mary K. Wright (SEAL)
Melvin F. Wright, Jr. by and through Attorney in Fact Mary K. Wright

Mary K. Wright (SEAL)
Mary K. Wright

STATE OF North Carolina

County of Forsyth

I, Elizabeth F. Searcy, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Mary K. Wright either being personally known to me or proven by satisfactory evidence (said evidence being N.C. license), personally appeared before me this day and acknowledged the voluntary due execution of the foregoing instrument for the purposes therein stated.

Witness my hand and official seal, this the 5/5/25.

Elizabeth F. Searcy
Notary Public

ELIZABETH F. SEARCY
Notary Public, Forsyth County, NC
My Commission Expires <u>11/25/2027</u>

My Commission Expires: 11/25/2027

STATE OF NORTH CAROLINA, COUNTY OF

I, Elizabeth F. Searcy, a Notary Public of the County of Forsyth and State of North Carolina, do hereby certify that Mary K. Wright, Attorney in Fact/Agent for Melvin F. Wright, Jr., personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Melvin F. Wright, Jr., and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Deed Book 3859, Page 3676, and that this instrument was executed under and by the virtue of the authority given by said instrument, granting her Power of Attorney; and that the said Mary K. Wright acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Melvin K. Wright, Jr.

This the 5th day of May 2025.

Elizabeth F. Searcy
Notary Public

ELIZABETH F. SEARCY
Notary Public, Forsyth County, NC
My Commission Expires <u>11/25/2027</u>

My Commission Expires: 11/25/2027