

2025018719 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$690.00

PRESENTED & RECORDED
 06/03/2025 12:29:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3866
PG: 3781 - 3783

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 690.00**Primary Residence of Grantor: **Yes**

Parcel Identifier No. **6835-14-8000.000** Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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.

Brief description for the Index: _____

THIS DEED made this 29th day of May, 2025, by and between

GRANTOR	GRANTEE
HUBERT DAVID WOMACK, UNMARRIED PO BOX 29945 1834 WAKE FOREST ROAD WINSTON-SALEM, NC 27109	LUILLA RUNDELL, UNMARRIED 1244 ARBOR ROAD WINSTON-SALEM, NC 27104

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, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3500, Page 3125 and Book 3748, Page 3061.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
 Printed by Agreement with the NC Bar Association - 1981

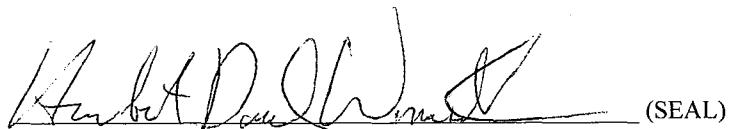
James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 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:

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



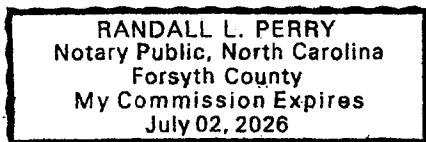
(SEAL)
HUBERT DAVID WOMACK

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that HUBERT DAVID WOMACK personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 29th day of May, 2025.

(Affix Notary Stamp Below)




Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Being known and designated as Unit No. 103 as shown on Maps entitled, "As Built" TAR BRANCH TOWERS, CONDOMINIUMS, recorded in Condominium and Unit Ownership File Book 7 at Page(s) 55 through 60 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 the right of ingress to and egress from said property and the right to use for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Tar Branch Towers Condominiums designated by the Declaration as "Common Elements".

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF TAR BRANCH TOWERS CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 2599 at Page 427 et seq., as amended in Book 2633 at Page 3739, pursuant thereto membership in Tar Branch Towers Condominium Owners Association, Inc., a North Carolina Nonprofit Corporation.

TOGETHER WITH all rights of Seller in and to the Common Elements and the Limited Common Elements appurtenant to said Unit, including Parking Space 103 as shown and designated in Book 3748, Page 3061; and

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) 1.81547% as the percentage of undivided fee simple interest appertaining to the above unit of the Common Elements; (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 Elements; (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 Elements; (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.

**Property Address: 411 S Marshall Street, Unit 103
Winston-Salem, NC 27101**