

2023029033 00048

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1138.00

PRESENTED & RECORDED
08/24/2023 11:27:48 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3769
PG: 3300 - 3302

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,138.00

Parcel Identifier No. 6835-16-2853.000 Verified by Forsyth County on the ___ day of _____, 2023

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 301 Twin City Lofts

THIS DEED made this 22nd day of August, 2023, by and between

GRANTOR

GRANTEE

Nuno M. Rodrigues and spouse, Desiree Hart

David Zaas and spouse, Aimee Zaas

**Property Address: 400 W. 4th Street, Unit 301
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 3713, Page 2311, 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.

Nuno M. Rodrigues (SEAL)
Nuno M. Rodrigues

Desiree Hart (SEAL)
Desiree Hart

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: Nuno M. Rodrigues and Desiree Hart.

Date: August 22nd, 2023

Cassidy J. Miller
Notary Public

CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2027

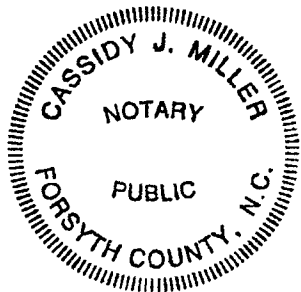


Exhibit A

BEING KNOWN AND DESIGNATED as Unit No. 301 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Pages 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, and as amended by First Amendment recorded in Book 3376, Page 1185, Forsyth County Registry; by Second Amendment recorded in Book 3376, Page 2492, Forsyth County Registry; by Third Amendment recorded in Book 3378, Page 689, Forsyth County Registry; by Fourth Amendment recorded in Book 3387, Page 887, Forsyth County Registry; and by Fifth Amendment recorded in Book 3395, Page 344, Forsyth County Registry..

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.