

2022053371 00178

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$304.00

PRESENTED & RECORDED
 12/01/2022 03:49:27 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3730
PG: 4157 - 4159

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 304.00

Parcel Identifier No. 6804-36-1542.000

Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee at: 10 Doral Drive, Pinehurst, NC 28374

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Unit 2B, Bldg 4712, Tatton Park Condos, CB 6, PG 24, Forsyth County, North Carolina.

THIS DEED made this 23 day of November, 2022, by and between

GRANTOR	GRANTEE
JACQUELINE A. WILKINS, unmarried	CAROL TOMEL and spouse, JOHN TOMEL
FORWARDING ADDRESS:	PROPERTY ADDRESS:
<u>3331 HEALY DRIVE, PO BOX 24485</u> <u>WINSTON-SALEM, NC 27114</u>	<u>4712 BRIGHTON PARK DRIVE, UNIT 2B</u> <u>WINSTON SALEM, NC 27103</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	Mailing address: 10 Doral Drive Pinehurst, NC 28374

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 **FORSYTH** County, North Carolina and more particularly described as follows:


SEE ATTACHED EXHIBIT "A"

Submitted electronically by "Kangur & Porter, LLP"
 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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

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

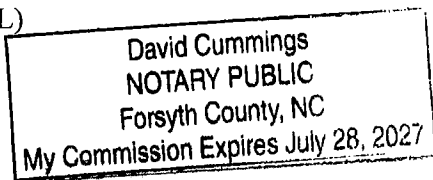
 (SEAL)
JACQUELINE A. WILKINS

State of NORTH CAROLINA – County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of FORSYTH County, State of NORTH CAROLINA, certify that **JACQUELINE A. WILKINS** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 23 day of NOVEMBER, 2022.

(SEAL)



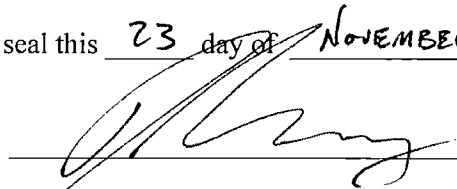
 Notary Public
My Commission Expires: 07/28/2027

Exhibit A

THOSE certain premises comprising a portion of TATTON PARK CONDOMINIUMS, said Condominiums having been established under Chapter 47C of the North Carolina General Statutes (North Carolina Condominium Act) and the Declaration of Condominium and recorded June 25, 2003, in Book 2366, Page 3523, Amendment to the Declaration for Building #4702 recorded in Book 2381, Page 2043, in the Office of the Register of Deeds of Forsyth County, North Carolina (the "Declaration"), the premises hereby conveyed being more particularly described as follows:

UNIT 2B, in Building #4712, TATTON PARK CONDOMINIUMS (the "Unit"), as described in the Declaration and as shown on the Plan of Condominium which is recorded in Condominium Plat Book 6, Pages 24 through 26 of the Forsyth County Registry; and,

TOGETHER WITH Unit's Allocated Interest, which is subject to reduction in percentage if the condominium expands, in the Common Elements of the Condominium, including the building and the improvements on the land described in the Declaration and as shown on the Plan of Condominium for Building #4702, as recorded in Condominium Plat Book 6, Pages 27 through 28; and Building #4712, recorded in Condominium Plat Book 6, Pages 24 through 26, of the Forsyth County Registry, and 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 the Common Elements of Tatton Park Condominiums, as the same may be expanded, in accordance with the Declaration.

Tax Parcel Number: 6804-36-1542 (Block 6490, Lot 122B)

Property Address: 4712 Brighton Park Drive, Unit 2B, Winston-Salem, NC 27103

