

2022053374 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
 12/01/2022 03:59:13 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3730
PG: 4175 - 4177

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$230.00

Parcel Identifier No. 6814-81-4485.000 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, 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: Unit 72N British Woods Condo

THIS DEED made this 1 day of December, 2022, by and between

GRANTOR

Sandra Pope Brown and husband, Brandon E. Brown

2615 Weymouth Road, Winston-Salem, NC 27103

GRANTEE

Germany Joel Uzcategui

Property: 2240 Sunderland Road, Unit 72N
Winston-Salem, NC 27103

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

See attached Exhibit A for property description.

The property hereinabove described was acquired by Grantor by Will, Estate of Dorris Elizabeth Cranfill Comer, File No. 20 E 2229, Forsyth County Clerk of Court; also see Book 2966, Page 1772.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Condo Book 1, page 183.

Submitted electronically by "Kasper & Payne, P.A."
 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 and Restrictions on record, if any, and current years Ad Valorem Taxes.

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

_____	<u>Sandra Pope Brown</u> (SEAL)
(Entity Name)	Sandra Pope Brown
By: _____	<u>Brandon E. Brown</u> (SEAL)
Print/Type Name & Title: _____	Brandon E. Brown
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of NC - County of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that **Sandra Pope Brown and husband, Brandon E. Brown** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1 day of December, 2022.

My Commission Expires: 11/21/2027
(Affix Seal)

Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name

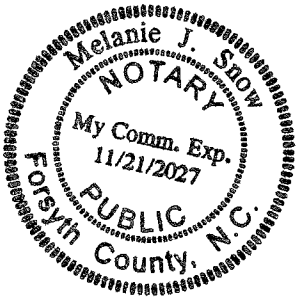


EXHIBIT A

Lying and being in Forsyth County, North Carolina, and more particularly described as follows:

Those certain premises comprising a portion of the project known as British Woods Condominium, said project having been established as a horizontal property regime by Master Deed and Declaration and Bylaws dated January 12, 1983, and recorded in Book 1384, Page 547, in the Office of the Register of Deeds of Forsyth County, North Carolina, under and pursuant to the provisions of The North Carolina Unit Ownership Act, the premises hereby conveyed being more particularly described as follows:

First: Unit No. 72-N, of said project, as shown on Condominium Map, filed in Condominium Book 1, pg. 183, in the Office of the Register of Deeds of Forsyth County, North Carolina, excepting and reserving any easements through said apartment appurtenant to the common elements and other apartments, all as set forth in said Declaration.

Second: An undivided .775 percentage interest appurtenant to the apartment in all common elements of said project as described in said Declaration, including the buildings and land described in the Declaration, which said Declaration is incorporated herein as if fully set out herein.

SUBJECT, HOWEVER, to the following: The reservations, restrictions on use, and all covenants and obligations set forth in the Declaration dated January 12, 1983, and filed in the Office of the Register of Deeds of Forsyth County, North Carolina, and as set forth in the Bylaws of the Association of Owners, attached thereto, and as it may be amended from time to time, said Bylaws to be filed with the Board of Directors of said Association, all of which restrictions, payment of charges and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference and constitute, and shall constitute, covenants running with the land, equitable servitude, and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantees as binding and to be binding on the Grantees and their successors, heirs, administrators, executors and assigns, or the heirs and assigns of the survivor of them, as the case may be.