



2016009308 00143

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$108.00PRESENTED & RECORDED:  
03-16-2016 03:49:11 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3276

PG: 786-788

NORTH CAROLINA  
GENERAL WARRANTY DEED

Excise Tax: \$108.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6814-90-8079.00

Mail after recording to: Box 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 15 day of MARCH, 2016 by and between

## GRANTOR

O & E REAL ESTATE 2, LLC  
5859 SAVONA TERRACE  
FORT MILL, SC 29708

## GRANTEE

RAGAS GROUP, LLC  
5274 IVY RIDGE LANE  
WINSTON SALEM, NC 27104  
PROPERTY ADDRESS: 434 IVY GLEN DRIVE, WINSTON SALEM, NC 27127

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3153, Page 1837, FORSYTH County Registry.

A map showing the above described property is recorded in CONDO Book 5, Page 125-126 \_\_\_\_\_, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

O & E REAL ESTATE 2, LLC  
(ENTITY NAME)

(SEAL)

By: \_\_\_\_\_

(SEAL)

JOE WIEGEL - MEMBER

By: \_\_\_\_\_

(SEAL)

Title: \_\_\_\_\_

(SEAL)

STATE OF South Carolina COUNTY OF York

I, Vicki Massey, A NOTARY PUBLIC FOR THE COUNTY OF York,  
STATE OF South Carolina DO HEREBY CERTIFY THAT JOE WIEGEL, AS MEMBER OF O & E REAL ESTATE 2, LLC PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 15 DAY OF March, 2016.

Vicki Massey  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



## EXHIBIT "A"

Those certain premises comprising a portion of Ivy Glen Condominiums, said Condominiums having been established under Chapter 47C of the North Carolina General Statutes (North Carolina Condominium Act), the Declaration of Condominium dated July 18, 2000, and recorded July 20, 2000, in Book 2126, Page 1611, and the Master Declaration of Covenants, Conditions and Restrictions for Ivy Glen dated July 18, 2000, and recorded July 20, 2000, in Book 2126, Page 1584 (Building #1); as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated August 25, 2000, and recorded in Book 2132, Page 3375 (Building #2); as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated August 30, 2000, and recorded in Book 2137, Page 4221 (Building #3); and as amended by the Supplement to Declaration of Covenants, Conditions and Restrictions for Ivy Glen and Amendment to Declaration of Condominium for Ivy Glen dated April 3, 2001, and recorded in Book 2175, Page 2970 (Building #4); all 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:

1. Unit No. 434 in Building #4, Phase I, Map 4 of Ivy Glen Condominiums (the "Unit"), as described in the Declaration and as shown on the Plan of Condominium which is recorded in Condominium Plat Book 5, Pages 125-126 of the Forsyth County Registry; and
2. Unit's Allocated Interest in all Common Elements of the Condominium, including the buildings and the improvements on the land described in the Declaration and as shown on the Plan of Condominium for Building #1, Phase I, Map 1, recorded in Condominium Plat Book 5, Pages 95-97; as shown on the Plan of Condominium for Building #2, Phase I, Map 2, recorded in Condominium Plat Book 5, Pages 98-99; as shown on the Plan of Condominium for Building #3, Phase I, Map 3, recorded in Condominium Plat Book 5, Page 104-105; and as shown on the Plan of Condominium for Building #4, Phase I, Map 4, recorded in Condominium Plat Book 5, Pages 125-126; all in the Forsyth County Registry.

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 Ivy Glen Condominiums designated by the Declaration as "Common Elements."