

2017006409 00173

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
02/17/2017 03:55:22 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3333

PG: 78 - 80

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **100.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **5895-74-3341.00**

Mail after recording to: Grantee: 505 Holly Ridge Drive, Winston-Salem, NC 27105

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 17th day of February, 2017 by and between

GRANTOR

Victoria Dawn Twyman (single)
PO Box 101
Clemmons, NC 27012

GRANTEE

N & N Properties of the Triad, Inc.
a North Carolina corporation

Property Address:
180 Kinloch Court
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 and more particularly described as follows:

Please see attached "Exhibit A"

Submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1408, Page 0279, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, 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.

(ENTITY NAME)

Victoria Dawn Twyman (SEAL)
Victoria Dawn Twyman

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF North Carolina

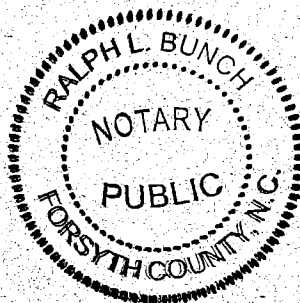
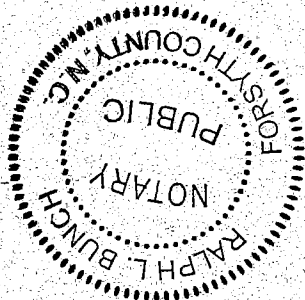
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Victoria Dawn Twyman Witness my hand and official stamp or seal, this the 17th day of February, 2017.

My Commission Expires: 3/9/2020

Notary Public

Print Notary Name: Ralph L. Bunch



EXHIBIT

TRACT #1: All of that Condominium Unit #128 as referred to in that instrument entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CONDOMINIUM" (hereinafter called "DECLARATION") recorded in Book 1339 at Page 0006 on July 8, 1981, and as more particularly described in the plat of SYCAMORE Section 4 of Phase I which is recorded in Condominium Book I at Page 113, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT #2: An undivided 1.57312 % interest in and to the "Common Area" as referred to in the definitions and Article IV of said "DECLARATION", to which reference is made for a more particular description of "Common Area"; which interest may be altered by Amendment to Declaration as by law provided.

Conveyed herewith are easements appurtenant to Unit #128 as described in Article X, Section 2 of the said "DECLARATION".

Also conveyed herein is a membership in "SYCAMORE HOME-OWNERS ASSOCIATION, LTD."