

**2023004088 00027**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$410.00**

PRESENTED & RECORDED  
02/08/2023 10:11:52 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3739**  
**PG: 3290 - 3292**

**GENERAL WARRANTY DEED**

Excise Tax: **\$410.00**  
Tax Parcel ID No. **6814-72-6678.000** Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, 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:

THIS DEED, made this the **8th** day of **February**, 20**23**, by and between

**GRANTOR:** Wendy Armstrong, an unmarried women  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Gladys C. Binkley, Thomas Alan Binkley and Michael Wayne Binkley, as joint tenants with right of survivorship  
whose mailing address is 2901 Burke Place Court, Winston-Salem, NC 27103  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3681, Page 2057-2059, and being reflected on plat(s) recorded in Map/Plat Book 1481, page/slide 527.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Wendy Armstrong (SEAL)  
Print/Type Name & Title: Wendy Armstrong

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of North Carolina  
County of Forsyth

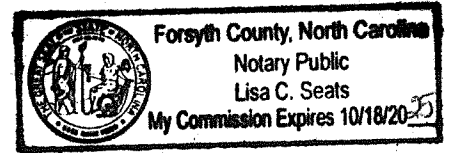
(Official/Notarial Seal)

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:

Wendy Armstrong  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 2/7/23 Lisa C. Seats  
Lisa C. Seats Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
10/18/2025



State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

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:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

Exhibit A

Being known and designated as Unit No. 2901, Phase Two, as shown on a plat or plats entitled "BURKE MILL PLACE TWO", Phase Two and Phase Three as recorded in Condominium and Unit Ownership File Book 2 at Pages 189 through 191 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Seller and recorded in the Office of the Register of Deeds of Forsyth County in Book 1481 at Page 527, et seq. on the 10<sup>th</sup> day of April, 1985 (the "Declaration"), and pursuant thereto membership in Burke Mill Place Two Homeowners Association, Inc., a North Carolina non-profit corporation.

TOGETHER with all rights of Seller in and to the limited common areas and facilities appurtenant to said unit; and

SUBJECT to the said Declaration and the By-laws annexed thereto, which with all attachments thereto are incorporated herein as if fully set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 8.24937% as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of Purchaser, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-laws annexed thereto; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of the Purchaser and the Association, mentioned in said By-laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

Property Address: 2901 Burke Place Dr., Winston-Salem NC 27103