

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

D E E D

THIS DEED, made this 29th day of September, 1986,
by KENNEDY ASSOCIATES, a General Partnership qualified to do busi-
ness in the State of North Carolina, (hereinafter called "Seller"),
to ANGELA FREEMAN (DIVORCED)
of Forsyth County, North Carolina (hereinafter called "Purchaser");

W I T N E S S E T H :

That the said Seller, in consideration of One Hundred and
No/100 Dollars (\$100.00 o.v.c.) and other valuable considerations
to it paid by the Purchaser, receipt of which is hereby acknow-
ledged, has bargained and sold, and by these presents does hereby
bargain, sell and convey unto the Purchaser and their heirs and
assigns, a unit ownership in real property (under and pursuant to
North Carolina General Statutes, Chapter 47A, entitled "Unit Owner-
ship Act," and any amendments thereto) located in Forsyth County,
North Carolina, and being more particularly described as follows:

Being known and designated as Unit No. 210 as shown on a plat
or plats entitled "SOUTH WIND VILLAS" Phase II - Section Five
recorded in Unit Ownership Book No. 3, pages 138 and 139, in
the Office of the Register of Deeds of Forsyth County, North
Carolina, reference to which is hereby made for a more
particular description; and

Together with all rights and easements appurtenant to said
unit as specifically enumerated in the "DECLARATION OF CONDO-
MINIUM" issued by Kennedy Associates, and recorded in the
Office of the Register of Deeds of Forsyth County, North
Carolina in Book 1343, Page 952 et seq., and pursuant thereto
membership in South Wind Villas Homeowners Association, a
North Carolina Non-Profit Corporation, recorded in Book 1343,
Page 989, Forsyth County Registry.

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 of Condominium and the By-Laws
annexed thereto and the Amendment thereto, which with all
attachments thereto are incorporated herein as if set forth in
their entirety, and by way of illustration and not by way of
limitation, provide for: (1) .925925 as the percentage of
undivided fee simple interest appertaining to the above unit
in the Common Areas and Facilities, which percentage may be
reduced as provided therein; (2) Use and restriction of use of
unit for residential and lodging accommodation purposes and
other uses reasonably incidental thereto; (3) Property rights
of Purchaser as a unit owner, and any guests or invitees of
the Purchaser, in and to the Common Area; (4) Obligations and
responsibilities of the Purchaser for regular monthly assess-
ments and special assessments and the effect of non-payment
thereof as set forth in said Declaration and the By-Laws
annexed thereto; (5) Limitations upon use of Common Areas; (6)
Obligations of 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.

TO HAVE AND TO HOLD the aforesaid unit ownership in real pro-
perty, and all privileges and appurtenances thereunto belonging,
together with the aforesaid rights of easements and use in and to
the Common Areas and subject to the said Declaration of Condominium
and the By-Laws annexed thereto, to the said Purchaser and their
heirs and assigns and behooves forever

DRAFTED BY: GEORGE S. THOMAS

Box

And the said Seller does hereby covenant that it is seized of said premises in fee, and has the right to convey same in fee simple, that the same are free from all encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, subject however, to said Declaration of Condominium, the By-Laws annexed thereto, and the conditions, provisions and restrictions set forth therein; and further subject to, and by acceptance of the deed, Purchaser assumes any responsibilities concerning easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the General Partners of Kennedy Associates have hereunto set their hands and seals.

KENNEDY ASSOCIATES, A General Partnership

Thad J. Bingham (SEAL)
General Partner

Mart C Bingham (SEAL)
General Partner

Edwin L Kennedy (SEAL)
General Partner

Ted L Hill (SEAL)
General Partner

Purchaser hereby joins in the execution of this deed for the purposes of (i) accepting the conveyance of the aforesaid unit ownership in real property in accordance with the terms and provisions set forth herein and (ii) acknowledging that purchaser has read the Declaration of Condominium and By-Laws annexed thereto and the Amendment to Declaration of Condominium and is fully aware of the provisions thereof, including, without limiting, Seller's option to expand the Condominium by means of an Amendment to Declaration of Condominium not requiring the consent of any unit owners, and agreeing that any such expansion shall reduce the Purchaser's (whether one or more) percentage of undivided interest in the Common Areas and Facilities.

IN WITNESS WHEREOF, said Purchaser has hereunto set its hand and seal.

Angela Freeman (SEAL)
ANGELA FREEMAN (DIVORCED)

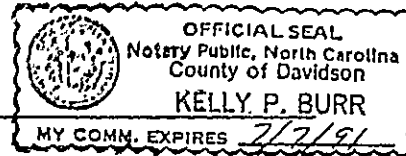
(SEAL)

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Kelly P Burr, a Notary Public for said County and State, do hereby certify that THAD J. BINGHAM, MAX C. BINGHAM, TED L. HILL, and EDWIN L. KENNEDY, all of whom are General Partners of Kennedy Associates, each personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and notarial seal, this the 25 day of Sept/, 1986.

Kelly P Burr
Notary Public

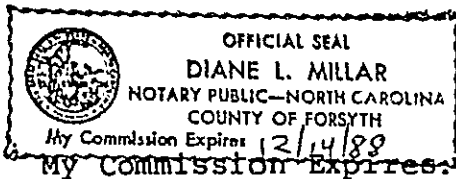


My Commission Expires: 7 7 91

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Diane L. Millar, a Notary Public of said County and State, do hereby certify that ANGELA FREEMAN (DIVORCED) appeared before me this day and executed the foregoing Deed.

Witness my hand and notarial seal, this the 29th day of September, 1986.



Diane L. Millar
Notary Public

December 14, 1988

NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate 5 of Kelly P. Burr N.P. Davidson Co. N.C. + Diane L. Millar N.P. Forsyth Co. N.C. is (are) certified to be correct.

This the 1 day of Oct, 1986.

Probate and filing fees:
\$ 8.00

L. E. SPEAS, REGISTER OF DEEDS

Jesse Holden
Deputy/Assistant

PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 1 11 44 AM '86

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

BOOK 1567 P 0206