

DRAFTED BY: Robert H. Sapp
Return to: Sapp, Mast & Stroud (Box)

RECORDING TIME BK 1722 P0438 End 8/9/91

PRESENTED FOR
REGISTRATION
AND RETURNED

'91 AUG -9 P4:53

148 L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

PROBATE AND FILING FEE \$ 8.00 PAID



NO TAXABLE CONSIDERATION

EXCISE TAX

Tax Block: 2667A Lot: 104 Parcel Identifier No.:
Property Address:
Mail after recording to:
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of July, 1991, by and between

GRANTOR	GRANTEE
MARSETTA JAMES LASH (Single)	JOHN ALEXANDER LASH, JR.

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, in consideration of \$10.00 & O.V.C. Ten Dollars and Other Valuable Considerations to them 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 in Forsyth County, North Carolina Township, more particularly described as follows:

For description see Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

The grantee herein assumes and agrees to pay the balance on a Note dated October 19, 1981 from Kathleen E. McHugh (Single) to Thad J. Bingham in the original amount of \$33,210.00, said note being secured by a purchase money deed of trust recorded in Book 1347, page 1040 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above land was conveyed to Grantor by Kathleen E. McHugh (see book number 1455 page 440)
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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

Save and except easements and restrictions of record, if any.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Marsetta James Lash (seal) _____ (seal)
Marsetta James Lash (Single)

(seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County
I, *Ernie A. Duncan*, a Notary Public of Forsyth County, NC, do hereby certify that *Marsetta James Lash (Single)* personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 5 day of August, 1991.
My commission expires 10/04, 1994 For notary signature. Notary Public ^{ad}

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
My commission expires _____, 19____. Notary Public

The foregoing Certificate(s) of *Ernie A. Duncan* Notary Public *Richmond Co GA* is/are certified to be correct.
this the 9 day of Aug, 1991.
B. Speas, Register of Deeds for Forsyth County by: *B. Speas*

BK1722 P0439

EXHIBIT "A"

Being known and designated as Unit No. 104 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Section One, recorded in Unit Ownership Book No. 1, Pages 99 through 101 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 CONDOMINIUM" 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) 6.25 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 Purchasers, in and to the Common Area; (4) Obligations and responsibilities of the Purchaser for regular monthly assessments 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.