

DRAFTED BY: Mark P. Moir
Attorney At Law 230

RECORDING TIME

BK1871 P3910

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 SEP 18 P4:09

John Holleman
Register of Deeds
Forsyth County, NC

PROBATE AND FILING FEES PAID

FORSYTH COUNTY 89-18-95
28

\$112.00



Real Estate
Excise Tax

EXCISE TAX

Tax Block: 6078 Lot: 006A Parcel Identifier No.:
Property Address: 2006 Aspen Way, Winston-Salem, North Carolina 27106
Mail after recording to: ~~Grantee, 2006 Aspen Way, Winston-Salem, NC 27106~~
Mail future tax bills to: Same P.O. Box 57, King, NC 27021

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of September, 1995, by and between

GRANTOR

JOHN W. POWERS (Single)

GRANTEE

KENNETH B. SPAINHOUR and wife,
DIANNA R. SPAINHOUR

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 & OVC), ten dollars & other valuable consid. to him 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, Winston Township, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN AS IF FULLY SET FORTH.

The above land was conveyed to Grantor by James W. Powers et ux. 1660 page 1115 (see book number)

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.

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

(seal) x John W. Powers (seal)
JOHN W. POWERS (seal)

STATE OF NORTH CAROLINA - Forsyth County
I, Pauline King Umstead, a Notary Public of Wake County, NC, do hereby certify that John W. Powers (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 18 day of Sept, 1995.

My commission expires April 6, 2000. Pauline King Umstead Notary Public

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 Pauline King Umstead, NP, Wake Co, NC is/are certified to be correct.

This the 18 day of September, 1995. JOHN HOLLEMAN, REGISTER OF DEEDS

L.E. Spear, Register of Deeds for Forsyth County by: O. B. B. B. Deputy/Assistant

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Condominium Unit No. 2006 as described in the plans of ASPEN PARK CONDOMINIUM, PHASE III, SECTION 8, which are recorded in Condominium Book 3 at Page 95 through 98, inclusive, in the Register of Deeds of Forsyth County, North Carolina; and

TOGETHER with all rights and easements appurtenant to said Unit as specifically enumerated in the "Declaration of Condominium" issued by John N. Davis III, et al., and recorded in Book 1516 at Pages 537 through 549 (Plus Exhibits), et seq. on the 22nd day of November, 1985; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and

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

SUBJECT to said Declaration of Condominium and the Bylaws annexed 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) 1.470588 as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities, which percentage of ownership may be reduced as provided therein; the reduction of said percentage of ownership, the Grantees herein specifically agree to and acknowledge their acceptance by the accepting of this Deed; (2) the use and restriction of use of the Unit for residential and lodging accomodation purposes, and other uses reasonably incidental thereto; (3) property rights of Grantees as a Unit Owner and any guests or invitees of the Grantees, in and to the Common Areas; (4) the obligations and responsibility of Grantees for regular monthly assessments and special assessments, and the effect of nonpayment thereof as set forth in the Declaration and By-Laws annexed thereto; (5) the limitations upon the use of the Common Areas; (6) the obligations of Grantees and the Association mentioned in the By-Laws for maintenance; and (7) restrictions upon use of the Unit ownership and real property conveyed hereby.

Tax Block 6078, Tax Lot 006A, Forsyth County Tax Maps.