

DRAFTED BY: Warren C. Hodges  
Nelson, Boyles, Niblock & Green

RECORDING TIME BK 1891 P 2468



S2 PRESENTED FOR  
REGISTRATION  
AND RECORDED

'96 MAR 14 11:24

John Holleman  
Register of Deeds  
PROBATE AND FILING FEE \$ 14.00 PAID

GIFT DEED  
*act*

EXCISE TAX

Tax Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel Identifier No.: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mail after recording to: Grantee: 2130 Brighton Court, Winston Salem, N.C. 27103

Mail future tax bills to: same as above

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 12th day of February, 1996, by and between

GRANTOR	GRANTEE
Frederick C. Farmer and wife, Janice M. Farmer	Frederick C. Farmer (married)

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 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 WINSTON Township, more particularly described as follows:

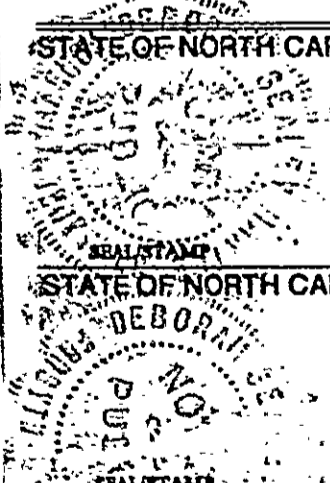
See Exhibit "A" attached hereto and incorporated herein by reference.

The purpose of this deed is to dissolve the previously established tenancy by the entireties by and between the above grantor and grantee pursuant to North Carolina General Statutes Sections 39-13.3, to release all interest, marital and otherwise that the Grantor may have in said property, and to vest sole and separate title to the above property to the Grantee.

The above land was conveyed to Grantor by \_\_\_\_\_ (see book number \_\_\_\_\_ page \_\_\_\_\_)  
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.

Frederick C. Farmer (seal) Janice M. Farmer (seal)  
Frederick C. Farmer Janice M. Farmer  
\_\_\_\_\_  
(seal) (seal)



STATE OF NORTH CAROLINA - Forsyth County  
I, Deborah Sealey Hattle, a Notary Public of Forsyth County, NC, do hereby certify that Frederick C. Farmer personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 12th day of March, 1996.  
My commission expires Sept 21, 1998 Deborah Sealey Hattle Notary Public

STATE OF NORTH CAROLINA - Forsyth County  
I, Deborah Sealey Hattle, a Notary Public of Forsyth County, NC, do hereby certify that Janice M. Farmer personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 12th day of March, 1996.  
My commission expires Sept 21, 1998 Deborah Sealey Hattle Notary Public

The foregoing Certificate(s) of Deborah Sealey Hattle, N.P., Forsyth County, N.C. is/are certified to be correct.

This the 14th day of March, 1996.

\_\_\_\_\_, Register of Deeds for Forsyth County by: JOHN HOLLEMAN, REGISTER OF DEEDS  
Archie Edwards Deputy/Assistant

## EXHIBIT "A"

## TRACT 1

BEING known and designated as Unit No. 4020-L, Phase 4, as shown on a plat or plats entitled "TANGLEWOOD FARM CONDOMINIUM", recorded in Condominium and Unit Ownership File Book 2 at Page(s) 149 through 151 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 1473 at Page 1329, et seq, on the 6 day of February, 1985 (the "DECLARATION"), and pursuant thereto membership in Tanglewood Farm 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 set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 0.67993964% 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 reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any quests or invitees of Purchaser, in and to the Common Areas and Facilities; (4) Obligation 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 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.

Deed Book 1495, Page 0698

Property Address: 4020 Whirlaway L Ct  
Clemmons, NC 27012

## TRACT 2

BEING known and designated as Unit No. 3810-P, Phase 1, as shown on a plat or plats entitled "TANGLEWOOD FARM CONDOMINIUM", recorded in Condominium and Unit Ownership File Book 2 at Page(s) 123 through 125 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 1468 at Page 212, et seq, on the 17th day of December, 1984 (the "DECLARATION"), and pursuant thereto membership in Tanglewood Farm 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 set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 5.02199757% 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 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) Obligation 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 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.

Deed Book 1530, Page 0096

Property Address: 3810 Old Rosebud Pl Ct  
Clemmons, NC 27012

TRACT 3

Being known and designated as Lot No. 104 on the plat of "Southbend Townhomes, Revised", which plat appears of record in Plat Book 28 at Page 182 in the office of the Register of Deeds of Forsyth County, North Carolina; and

Together with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants' Conditions and Restrictions issued by Southbend, Inc., and recorded in Deed Book 1409 at Page 577 in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Southbend Association, Inc.; and

Subject to the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference.

Deed Book 1442, Page 1755

Property Address: 1613 Windsong Ct.  
Winston Salem, NC 27107

TRACT 4

Comprising a portion of the condominium known as Vista Court Condominium, Section 1, said condominium having been established by Declaration of Condominium dated June 25, 1980, and recorded in Book 1307, page 575, Forsyth County, North Carolina Registry, on the 3rd day of July 1980, more particularly described as follows:

FIRST: Building No. 150, Unit No. 150B, of Vista Court Condominium, Section One as shown on the Plans of Vista Court Condominium, Section One, recorded in Condominium Book 1, page 52 through 54, inclusive in the Forsyth County, North Carolina Registry.

SECOND: An undivided 4.166 percentage interest in and to the "Common Areas and Facilities" as referred to in said Declaration of Condominium, appurtenant to the aforesaid Unit, said "Common Areas and Facilities" being more particularly described in the Declaration of Condominium and in the Plans of Vista Court Condominium, Section One, recorded in Condominium Book 1, pages 52 through 54, inclusive, Forsyth County, North Carolina Registry.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in said Declaration of Condominium, The Articles of Incorporation and By-Laws of Vista Court Association, Inc., and the By-Laws of Vista Court, Section One Association, recorded simultaneously with said Declaration of Condominium and subject to regular and special assessments, limitations and

restrictions contained in said Declarations of Condominium and said Articles of Incorporation and respective By-Laws. Included in said restrictions is a prohibition of use of the Unit for non-residential purposes.

Deed Book 1459, Page 1758

Property Address: 150 B Vista Court  
Winston Salem, NC 27103

TRACT 5

Being known and designated as Unit No. 160, as shown on a plat or plats entitled "SOUTH WIND VILLAS" Section Two recorded in Unit Ownership Book No. 1, pages 143 through 145 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 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 1342, 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) 3.125 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 Purchaser, in and to the Common Area. (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. (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.

Deed Book 1472, Page 0840

Property Address: 909 South Ridge Ct.  
Winston Salem, NC 27107