

BOOK 1929 PAGE 3160

DRAFTED BY: William E. Rabil, BK-1929

RECORDED TIME P 3160

FORSYTH CO, NC 48 FEE: \$ 10.00  
PRESENTED & RECORDED: 12/27/1996 11:03AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXT: \$ 98.00

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 2667A Lot: 129 Parcel Identifier No.:  
Property Address: 910 South Ridge Court, Winston-Salem, North Carolina 27107  
Mail after recording to: Grantee, 910 South Ridge Ct., Winston-Salem NC 27107  
Mail future tax bills to: Grantee, same address as above

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

THIS DEED made this 27<sup>th</sup> day of December, 19 96, by and between

GRANTOR  
Billie H. Trainer, Formerly Known As  
Billie Marie Welch, and husband,  
Russell N. Trainer

GRANTEE  
Cynthia A. Visser (Unmarried)

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 and o.v.c., Ten dollars and o.v.c. to them paid by the Grantee, the receipt of which is hereby acknowledged 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:

See attached Exhibit "A"

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.

*Billie H. Trainer* (seal) *Russell N. Trainer* (seal)  
Billie H. Trainer, Formerly Known As Russell N. Trainer  
Billie Marie Welch (seal) (seal)

STATE OF NORTH CAROLINA - Forsyth County  
HELEN STUBBLEFIELD I, *Helen Stubblefield*, a Notary Public of *Davidson* Forsyth County, NC, do hereby certify that *Billie H. Trainer, Formerly Known As Billie Marie Welch* personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the *27<sup>th</sup>* day of *December*, 19 *96*.

SEAL/STAMP My commission expires *Aug 29, 1997*. *Helen Stubblefield* Notary Public

STATE OF NORTH CAROLINA - Forsyth County  
HELEN STUBBLEFIELD I, *Helen Stubblefield*, a Notary Public of *Davidson* Forsyth County, NC, do hereby certify that *Russell N. Trainer* personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the *27<sup>th</sup>* day of *December*, 19 *96*.

SEAL/STAMP My commission expires *Aug 29, 1997*. *Helen Stubblefield* Notary Public

The foregoing Certificate(s) of *Helen Stubblefield, N.P.* is/are certified to be correct.

This the *27* day of *Dec.*, 19*96*.  
*Dickie C. Wood*  
John Holloman, Register of Deeds for Forsyth County by:

*James W. Gordon* Deputy/Assistant

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EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit No. 129 as shown on a plat or plats entitled "SOUTH WIND VILLAS", Section Five, as recorded in Unit Ownership Book No. 2, Pages 18, 19 and 20, 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) 1.785714 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 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.