

BK1945 P0400

Mail to:
Dees, Giles, Tadder, Tate & Gaylord
P. O. Box 4544
Greensboro, N. C. 27404

FORSYTH CO, NC 125 FEE: \$ 12.00
PRESENTED & RECORDED: 05/01/1997 2:09PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOHLEFO
STATE OF NC REAL ESTATE EXTX: \$ 117.00
atw

Excise Tax 117

Recording Time, Book and Page

Tax Lot No. ... Block 6078 Lot 402 ... Parcel Identifier No. ...
Verified by ... County on the ... day of ... 19 ...
by ...

Mail after recording to ... Ruth M Daggett 460 Heritage Road, Boone, NC 28604

This instrument was prepared by ... Kenneth S. Lucas, Jr.

Brief description for the Index

Unit 1402 Aspen Park

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of April, 19 97, by and between

GRANTOR

GRANTEE

Bruce C. Ritchie
and wife
Carolyn H. Ritchie

Ruth M. Daggett
460 Heritage Road
Boone, NC 28604

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in . . .

Book 1666, Page 1682

A map showing the above described property is recorded in Plat Book . . . 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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, rights of way, and restrictive covenants of record and to 1997 Ad Valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

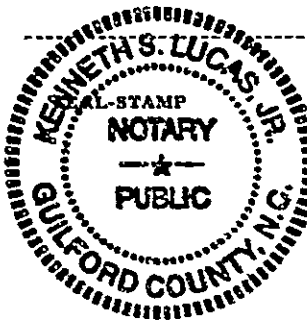
USE BLACK INK ONLY

B. C. Ritchie (SEAL)

Bruce C. Ritchie

Carolyn H. Ritchie (SEAL)

Carolyn H. Ritchie



NORTH CAROLINA, Guilford County.

I, a Notary Public of the County and State aforesaid, certify that Bruce C. Ritchie and Carolyn H. Ritchie Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of May, 1997.

My commission expires: 5/17/99 Kenneth S. Lucas, Jr. Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Kenneth S. Lucas, Jr.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____ Deputy/Assistant - Register of Deeds

BK1945 P0402

Exhibit A

Being known and designated as Condominium Unit No. 1402 as described in the plans of Aspen Park Condominium, Phase III, Section 6-A, which are recorded in Condominium Book 2 at Pages 43 through 45, inclusive, in the office of 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 1427 at Pages 0451 through 0495, on the 26th day of January, 1984; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and

Together with all rights of Grantor 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 which, with all attachments thereto, are incorporated herein as if set forth in their entirety.