

FORSYTH CO, NC 199 FEE: \$ 12.00  
PRESENTED & RECORDED: 02/24/1998 4:35PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXT: \$ 108.00  
BK1987 P1946 - P1948

Filing and Probate Fees \$ \_\_\_\_\_ Paid  
Recording Time, Book and Page

Excise Tax

Tax Lot 211 Block No. 2667A , Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to: Grantee; Samuel Kenneth Gilbert, 1035 Rock Knoll Court, Winston-Salem, NC 27107

This instrument was prepared by: Brant H. Godfrey

Brief description for the index:

Lot 211, Rock Knoll Ct.

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 23rd day of February, 1998, by and between

GRANTOR

GRANTEE

George A. Benedetto and wife, Jean G. Benedetto

Samuel Kenneth Gilbert

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 Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto And Incorporated Herein By Reference.

BK1987 P1946

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_, at Page \_\_.

A plat showing the above described property is recorded in Plat Book \_\_, at 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: Easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year and each year subsequent thereto.

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.

George A. Benedetto  
George A. Benedetto  
Jean G. Benedetto  
Jean G. Benedetto

Attest: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
President

(Corporate Seal)

NORTH CAROLINA - FORSYTH COUNTY  
I, Jody B. Day a Notary Public of the County and State aforesaid, certify that George A. Benedetto and wife, Jean G. Benedetto, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of February, 1998.  
My Commission expires: September 21, 1999 Jody B. Day Notary Public

NORTH CAROLINA - FORSYTH COUNTY  
I, \_\_\_\_\_ a Notary Public of the County and State aforesaid, certify that, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.  
My Commission expires: \_\_\_\_\_ Notary Public

NORTH CAROLINA - FORSYTH COUNTY  
I, \_\_\_\_\_ the undersigned, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that (s)he is \_\_\_\_\_ Secretary of \_\_\_\_\_, 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 \_\_\_\_\_ self as its \_\_\_\_\_ Secretary.  
Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 1998.  
My Commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Jody B. Day, N.P.

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: [Signature] Deputy/Assistant Register of Deeds

EXHIBIT "A"

Being known and designated as Unit No. 211 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase II - Section Five recorded in Unit Ownership Book No. 3, pages 138 and 139, 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, which with all attachments thereto are incorporated herein as if set forth in their entirety.