

PREPARED BY: David L. Maynard, Attorney-at-Law

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS DEED, made this 2nd day of April, 1998, by CARR PROPERTIES, L.L.C., a Limited Liability Company of North Carolina, Grantor, to LUCY D. DONADIO, of Forsyth County, North Carolina, Grantees (whether one or more);

W I T N E S S E T H :

That the Grantor, in consideration of Ten Dollars and other valuable consideration to it paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantees, and their heirs and assigns a unit ownership in real property (under and pursuant to North Carolina General Statutes, Chapter 47C, entitled, "Unit Ownership Act", and any amendments thereto), located in the Township of Lewisville/Clemmons, County of Forsyth, and State of North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as Unit A, Phase III, Clemmons Village Professional Center Condominiums located in the Township of Lewisville/Clemmons, Forsyth County, North Carolina, as designated and described under Chapter 47C, North Carolina Statutes (the "Declaration"), dated February 16, 1996, recorded in Deed Book 1888, Page 811, and the amendment thereto recorded in Book 1946, Page 1829; and second amendment thereto recorded in Book _____, page _____; recorded in Condominium Plat Book 4, at pages 188 through 189, of the Forsyth County Register of Deeds on February 15, 1996; and Condominium Plat Book 5, at pages 3 through 4 on May 12, 1997; and Condominium Plat Book 5, at pages 35 and 36 of the Forsyth County Register of Deeds on April 1, 1998; together with a 5.5660% undivided interest in fee simple in the General Common Area and an easement in the Limited Common Area and Facilities declared therein to be appurtenant to said Unit. The land upon which the buildings and improvements are located is situated at the intersection of Lewisville-Clemmons Road and Peacehaven Road in the Township of Lewisville/Clemmons, North Carolina, and is fully described in the Declaration, the Declaration being incorporated hereby by reference.

Subject to the said Declaration and the amendment thereto 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) 5.5660% 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 professional office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantees as a Unit Owner, and any guests or invitees of Grantees, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Grantees 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 Grantees and the Association, mentioned in

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FORSYTH CO. NC 166 FEE: \$ 10.00
PRESENTED & RECORDED: 04/07/1998 4:08PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 340.00

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said By-Laws, for maintenance; and (7) Restrictions upon use of the Unit Ownership in real property conveyed hereby.

The Grantees, by acceptance of this deed, hereby waive all requirements of Chapter 47C, Article 4 of the General Statutes of North Carolina. This waiver is made pursuant to G.S. 47C-4-101(a).

This conveyance is made subject to real estate taxes for the year 1998 and subsequent years and to all of the terms, provisions, conditions, rights, privileges, obligations, restrictions, easements and liens set forth in the Declaration and Exhibits thereto.

This conveyance is made subject to all rights of way, easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid Unit and all privileges and appurtenances thereunto belonging to the said Grantees and their heirs and assigns forever.

And the said Grantor, for itself, its successors and assigns, covenants with the Grantees, and her heirs and assigns that it is seized of said premises in fee and have the right to convey the same in fee simple; that the same is free from encumbrances except as herein set forth; and it will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be signed by its Managers the day and year first above written.

CARR PROPERTIES, L.L.C., a North Carolina Limited Liability Company

BY: *Michael E. Carr*
MICHAEL E. CARR, MANAGER
BY: *Milton Kirkland*
MILTON KIRKLAND, MANAGER

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

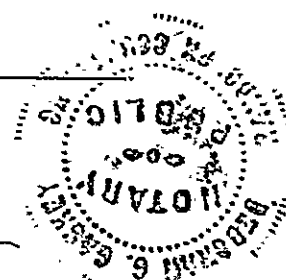
I, Deborah G. Gaskey, a Notary Public in and for Randolph County and State aforesaid, do hereby certify that MICHAEL E. CARR and MILTON KIRKLAND, Managers of CARR PROPERTIES, L.L.C., a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 1998.

Deborah G. Gaskey
Notary Public

My Commission Expires:
7/7/2001

STATE OF NC - FORSYTH CO
The foregoing certificate of *Deborah G. Gaskey*
is certified to be correct this 17th day of April, 1998
Dickie C. Wood, Register of Deeds by: *Nicki Carter*



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