

FORSYTH CO, NC 56 FEE: \$ 12.00
PRESENTED & RECORDED: 06/05/1998 11:10AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXTX: \$ 109.00
BK2007 P 236 - P 238

PRN do

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the 3rd day of June, 19 98
by

Mail after recording to Grantee 1038 Cedar Place Court Winston-Salem, NC 27107

This instrument was prepared by Joseph M. Coltrane, Jr. (No Title Search requested or performed)
Brief description for the Index Unit #248, "South Wind Villas"

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of June, 19 98, by and between

GRANTOR	GRANTEE
PENNY B. ALLEN (UNMARRIED)	RONNIE D. CHRISTIAN (UNMARRIED)
	Property & Mailing Address: 1038 Cedar Place Court Winston-Salem, North Carolina 27107

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

See Exhibit "A" attached hereto and incorporated herein by reference for a more particular description.

BK2007PG0236

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 1846 at Page 2703, Forsyth County Registry

A map showing the above described property is recorded in ~~Deed Book~~ Unit Ownership Book 4 ... pages 101 - 102
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, Restrictions & Rights-of-way of record, if any, and 1998 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

Penny B. Allen
----- (SEAL)
PENNY B. ALLEN (UNMARRIED)
----- (SEAL)
----- (SEAL)
----- (SEAL)

SEAL-STAMP
OFFICIAL SEAL
Notary Public, North Carolina
County of Davidson
LINDA V. MOTSINGER
My Commission Expires 10/2/2001

NORTH CAROLINA, Forsyth Davidson Co County.
I, a Notary Public of the County and State aforesaid, certify that
Penny B. Allen (unmarried) Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 3rd day of June, 1998.
My commission expires: 10/2/2001 Linda V. Motsinger Notary Public

SEAL-STAMP
NORTH CAROLINA,
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is
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 Linda V. Motsinger, 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 FORSYTH COUNTY
By B. Campbell Deputy Assistant - Register of Deeds

BK2007PG0237

EXHIBIT "A"

Property of Ronnie D. Christian

Being known and designated as Unit #248 as shown on a plat or plats entitled "SOUTH WIND VILLAS, PHASE III, SECTION III", recorded in Unit Ownership Book 4, Pages 101- 102 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) .684931 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.

BK2007PG0238