

FORSYTH CO, NC 83 FEE: \$ 12.00
PRESENTED & RECORDED: 07/01/1998 11:27AM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOOBVA
STATE OF NC REAL ESTATE EXTX: \$ 100.00
BK2012 P 334 - P 336

Excise Tax \$100.00

Recording Time, Book and Page

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

Mail after recording to Craige, Brawley, Liipfert & Walker, L.L.P., P.O. Box 1666, Winston-Salem, NC 27102

This instrument was prepared by J. LaRoss Ketner, Attorney

Brief description for the Index LT 132, BLK 2667B, GREENE HAVEN CONDOS

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 1998, by and between

<p style="text-align: center;">GRANTOR</p> <p>Gary Simon and wife, Sherri N. Simon</p>	<p style="text-align: center;">GRANTEE</p> <p>Melvin Bullock and wife, April Bullock 132 Greene Haven Drive Winston Salem, NC 27107</p>
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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 Township, Forsyth County, North Carolina and more particularly described as follows:
See Attachment "Exhibit A" for legal description.

BK2012PG0334

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1525, Page 145...

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:

Easements, Conditions and Restrictions of record, if any.

Ad valorem property taxes.

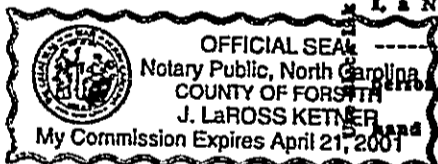
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Gary Simon (SEAL)
Sherrri N. Simon (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Gary Simon and wife, Sherrri N. Simon, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of June 1998. My commission expires: 4-21-2001 J. LaRoss Ketterer 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 J. LaRoss Ketterer, Notary Public

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.

DAVID C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By D. Campbell Deputy/Assistant - Register of Deeds

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SoftPro

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 132, as shown on a plat or plats entitled **GREEN HAVEN CONDOMINIUMS, PHASE IV**, recorded in Condominium and Unit Ownership Book 3 at pages 99 & 100, 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 an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G. L. G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, page 320, and amended in Book 1411, page 1276; and reinstated in Book 1465, page 535; Book 1490, page 882, and Book 1517, page 738, and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 2.272% 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 accommodations purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchases as a unit owner, and any guests or invites of the Purchases, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Greene Haven Drive by Seller and Lender(s) for access to adjoining property.

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