

DRAFTED BY: W. McNAIR TORNOW, ATTY AT LAW

RECORDING TIME: FORSYTH CO, NC 262 FEE: \$ 10.00
PRESENTED & RECORDED: 04/15/1999 4:44PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 112.00
BK2062 P1689 - P1690

EXCISE TAX

PROBATE AND FILING FEES PAID

Tax Block: 2667A Lot: 131 Parcel Identifier No.:
Property Address: 914 SOUTH RIDGE COURT UNIT 131 WINSTON SALEM, NC 27107
Mail after recording to: GRANTEE: 914 SOUTH RIDGE COURT UNIT 131 WINSTON SALEM, NC 27107
Mail future tax bills to: SAME AS ABOVE

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of APRIL, 1999, by and between

GRANTOR

GRANTEE

PEGGY MURPHY COPLEY (WIDOW)

ELAINE RENEGAR KAHLE

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, in consideration of (\$ 10.00 OTC)
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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

HARK A. MANISION 1575 430

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

ANY AND ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD AND CURRENT YEAR AD VALOREM
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Peggy Murphy Copley (seal) _____ (seal)
PEGGY MURPHY COPLEY (WIDOW) (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County
OFFICIAL SEAL Amy G. Powers, a Notary Public of Davie County of Davie, NC, do hereby certify that PEGGY MURPHY COPLEY (WIDOW)
AMY G. POWERS personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 15 day of APRIL, 1999.
My Commission Expires 01/11/01

SEAL/STAMP My commission expires 01/11/01, 1999. Amy G. Powers Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Amy G. Powers is/are certified to be correct.

This the 15 day of April, 1999.
Dickie C. Wood, Register of Deeds for Forsyth County by:

BK2062PG1689

Dickie C. Wood - Deputy/Assistant
Forsyth County Register of Deeds Form 2FD-12/96

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 131 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Section Five, recorded in Unit Ownership Book No. 2, Page 18, 19 and 20 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) 1.785714 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 Purchasers, 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.