

DRAFTED BY: T. Lawson Newton

RECORDING TIME

FORSYTH CO, NC 107 FEE: \$ 10.00
PRESENTED & RECORDED: 05/07/1999 11:39AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 135.00
BK2066 P2082 - P2083

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 6078 Lot: 906 Parcel Identifier No.:
Property Address: 1906 Aspen Way, Winston-Salem, NC 27106
Mail after recording to: Grantee at the Property Address
Mail future tax bills to: Grantee at the Property Address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of May, 19 99, by and between

GRANTOR

GRANTEE

STEPHANIE P. GORDON, formerly known as
Stephanie M. Raines
and husband,
BRUCE E. GORDON

SCOTT A. RABENOLD and wife,
SARAH RABENOLD

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 & O.V.C.) Ten Dollars & Other valuable Consideration to them 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 Township, more particularly described as follows:

See Attached Exhibit A

The above land was conveyed to Grantor by (see book number page)

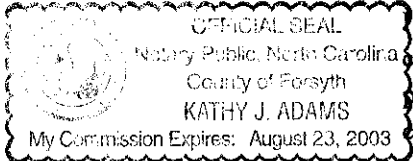
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Stephanie P. Gordon (seal)
Stephanie P. Gordon

Bruce E. Gordon (seal)
Bruce E. Gordon

STATE OF NORTH CAROLINA - Forsyth County



KATHY J. Adams, a Notary Public of Forsyth County, NC, do hereby certify that Stephanie P. Gordon and husband, Bruce E. Gordon personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 7th day of May, 19 99.

SEAL/STAMP

My commission expires 8-23-2003 Kathy J. Adams 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 Kathy J. Adams, NP is/are certified to be correct.

This the 7 day of May, 19 99.

Dickie C. Wood, Register of Deeds for Forsyth County by:

[Signature]

Deputy Assistant

EXHIBIT A

BEING KNOWN AND DESIGNATED as Condominium Unit 1906 as described in the plans of ASPEN PARK CONDOMINIUMS, Phase III, Section 7-C, which are recorded in Condominium Book 2, pages 97 through 99, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina; and

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium: issued by John N. Davis III, et al, and recorded in Book 1462, Pages 214 through 258, on October 29, 1984; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and

TOGETHER with all rights of Grantor 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; and by way of illustration and not by way of limitation provide for: (1) 1.923077 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; the reduction of said percentage of ownership, the Grantees herein specifically agree to and acknowledge their acceptance by the accepting of this Deed; (2) the use and restriction of use of the unit for residential and lodging accommodation purposes, and other uses reasonably incidental thereto; (3) property rights of Grantees, as a unit owner and any guests or invitees of the Grantees, in and to the common areas; (4) the obligations and responsibility of 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) the limitations upon the use of the common areas; (6) the obligations of Grantees and the Association mentioned in the By-Laws for maintenance; and (7) restrictions upon use of the unit ownership and real property conveyed thereby.