

FORSYTH CO, NC 2 FEE: \$ 10.00
PRESENTED & RECORDED: 03/08/2001 08:08AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 123.00
BK2159 P1987 - P1988

Drafted by: William L. Myers, N.C. Bar 3195
3511 Buena Vista Road, Winston Salem, N.C. 27106

Documentary excise: \$ 123.00

Parcel P.D.: 2667A 129

Upon recording, mail or return to:

GRANTEE, 910 South Ridge Court
Winston-Salem NC 27107

NORTH CAROLINA
FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 27th day of FEBRUARY, 2001, and of the
Sovereignty & the Independence of the United States of America, 224, by
Cynthia A. Visser (unmarried)
Grantor(s); to Jerome L. Gadson, Grantee(s);

WITNESSETH:

THAT the Grantor(s), for valuable considerations, the receipt and the sufficiency of which are hereby acknowledged
by the Grantee(s), hath or have bargained and sold and by these presents doth or do bargain, sell, convey, and confirm unto
the Grantee(s) and his or her or their heirs (or in the case of an impersonal Grantee, its successors and assigns) forever,
premises in Winston Township, Forsyth County, North Carolina, described particularly as:

See Exhibit A, attached hereto.

TO HAVE AND TO HOLD the said premises, together with all privileges and appurtenances thereunto belonging,
to the Grantee(s) and his or her or their heirs and assigns (or in the case of an impersonal Grantee, to its successors and
assigns) forever. And the Grantor(s) doth or do covenant to and with the Grantee(s) and his or her or their or its heirs,
successors, and assigns forever that he or she or they or it is or are seized of the premises in fee and hath or have the
right to convey the same in fee simple; that the same are free of all liens and encumbrances and servitudes except
restrictions and easements of record.

and that he or she or they or it will warrant and defend the title to the same against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) hath or have hereunto put his or her or their hand(s); or IN TESTIMONY
WHEREOF, the Grantor hath caused this instrument to be signed in its name by its
by authority of its Board of Directors, on the day and the year first hereinabove written.

Cynthia A. Visser

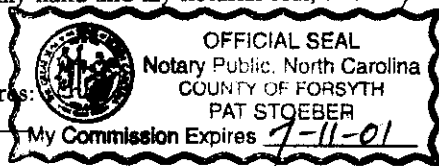
By _____
Its _____

NORTH CAROLINA - FORSYTH COUNTY

I, Pat Stoerber, a Notary Public of Forsyth County, North Carolina,
hereby certify that Cynthia A. Visser

personally appeared before me today and executed or acknowledged the execution of the foregoing deed.

WITNESS my hand and my notarial seal, this 27th day of February, 2001.



Pat Stoerber
Notary Public

My commission expires: 7-11-01

NORTH CAROLINA - _____ COUNTY

I, _____, a Notary Public of _____ County, North Carolina,
hereby certify that _____
personally came before me today and acknowledged the _____ he is _____
of _____, a _____ corporation of
North Carolina, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its
name by _____ self as its _____.

WITNESS my hand and my notarial seal, this _____ day of _____, 200 _____.

My commission expires STATE OF NC - FORSYTH CO The foregoing certificate(s) of: _____

Pat Stoerber NP

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: P. Boles Deputy/Asst

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 129 as shown on a plat or plats entitled "SOUTH WIND VILLAS", Section Five, as recorded in Unit Ownership Book No. 2, Pages 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 Purchaser, 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 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.

WILLIAM C. MYERS

NC Bar No. 5195

Attorney at Law

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Winston-Salem, NC 27106-5735

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