

FORSYTH CO, NC 148 FEE: \$ 12.00
PRESENTED & RECORDED: 05/03/2001 2:35PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 104.00
BK 2172 P1832 - P1834



Excise Tax \$ 0.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by _____ County on the _____ day of _____, 2000
by _____

Mail after recording to Grantee 1035 Rock Knoll Court, Winston-Salem, NC 27107

This instrument was prepared by Hinshaw & Jacobs, Attys.

Brief description for the Index:

Unit 211 South Wind Villas, Phase II, Section 5

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of April, 2001 / / , by and between

GRANTOR(S)

GRANTEE(S)

SAMUEL KENNETH GILBERT and wife,
BETTY M. GILBERT

SANDRA E. REYES

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

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1987 Pages 1946.

A map showing the above described property is recorded in Plat Book _____ at Page(s) _____.

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:

Restrictions and easements of record, if any.

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.

Samuel Kenneth Gilbert (SEAL) _____ (SEAL)
SAMUEL KENNETH GILBERT

Betty M. Gilbert (SEAL) _____ (SEAL)
BETTY M. GILBERT



~~Kentucky~~
~~NORTH CAROLINA~~, Jefferson County:
I, a Notary Public of County and State aforesaid, certify that Samuel Kenneth Gilbert and Betty M. Gilbert Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 25 day of April, 2001,

Shelia Pepper
Notary Public

My commission expires: 10-15-2001

SEAL - STAMP

NORTH CAROLINA, _____ County:
I, a Notary Public of the County and State aforesaid, certify that _____ Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this _____ day of _____, 2001,

Notary Public

My commission expires: _____

The foregoing Certificate(s) of Shelia Pepper is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY
By SPNelson
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Being known and Designated as Unit No. 211 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase II - Section Five recorded in Unit Ownership Book No. 3, pages 138 and 139, 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, which with all attachments thereto are incorporated herein as if set forth in their entirety.