

T-051 P.01/06 F-146 204 FEE:\$ 20.00
FORSYTH CO, NC PRESENTED & RECORDED: 06/10/2002 2:52PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT:\$ 116.00
BK2258 P4083 - P4085

Thomas

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. 104 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Grantee: _____

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A. #17

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made May 30, 2002 by and between

GRANTOR

L. EDWARD SIMPSON, JR. and wife,
DELECTRA H. SIMPSON

GRANTEE

ROBERT W. SPARKS and ALLAN E.
DUNNAGAN

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, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1104 as described in the plans of Aspen Park Condominium, Phase II, Section 5B, which are recorded in Condominium Book 1 at pages 163 through 165, 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 1375 at pages 336 through 373 on the 6th day of October, 1982; 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 Bylaws annexed thereto which, with all attachments thereto, are incorporated herein as if set forth in their entirety.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

Property Address: 1104 Aspen Wood Court
Winston-Salem, North Carolina 27106

The property hereinabove described was acquired by Grantor by instrument recorded in 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:

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)

(Corporate Name)

By: _____
President

ATTEST:

Secretary

(Corporate Seal)

L. Edward Simpson, Jr. (SEAL)
L. EDWARD SIMPSON, JR.

Delectra H. Simpson (SEAL)
DELECTRA H. SIMPSON

USE BLACK INK ONLY

(SEAL)

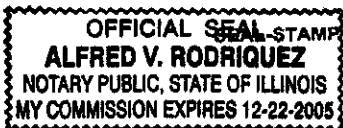
(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)



USE BLACK INK

ILLINOIS, COOK COUNTY.

I, the undersigned, a Notary Public of the County and state aforesaid, certify that L. EDWARD SIMPSON, SR. and wife, DELECTRA H. SIMPSON appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 31 day of May 2002.

My commission expires: December 22, 2005

Alfred V. Rodriguez Notary Public

SEAL-STAMP

USE BLACK INK

_____, _____ COUNTY.

I, the undersigned, a Notary Public of the County and state aforesaid, certify that _____ 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 _____, 20____.

My commission expires: _____

_____, Notary Public

SEAL-STAMP

USE BLACK INK

_____, _____ COUNTY.

I, the undersigned, a Notary Public of the County and state aforesaid, certify that _____ 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 _____, 20____.

My commission expires: _____

_____, Notary Public

SEAL-STAMP

USE BLACK INK

_____, _____ COUNTY.

I, the undersigned, a Notary Public of the County and state aforesaid, certify that _____ 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 _____, 20____.

My commission expires: _____

_____, Notary Public

The foregoing Certificate(s) of Alfred V. Rodriguez 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.
DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By [Signature] Deputy/Assistant-Register of Deeds.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.