

FORSYTH CO, NC 192 FEE: \$ 20.00  
PRESENTED & RECORDED: 04/29/2003 11:53AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA  
STATE OF NC REAL ESTATE EXT: \$ 132.00  
BK2345 P1373 - P1375

Tax Block \_\_\_\_\_, Tax Lot \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
by \_\_\_\_\_

Mail after recording to Grantee box #71  
This instrument was prepared by Hinshaw & Jacobs, Attys.  
Brief description for the index:

[Empty rectangular box for index description]

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 22 day of April, 2003 / / , by and between

GRANTOR(S)	GRANTEE(S)
KEVIN SPENCER SPAINHOUR and wife, LAURA HAYNES SPAINHOUR	RANDY C. EFIRD and wife, LEE ANN A. EFIRD

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

See attached Exhibit A

The Purpose of this deed is to create a minor subdivision.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2147 Pages 1701.

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.

Kevin Spencer Spainhour (SEAL)  
KEVIN SPENCER SPAINHOUR

Laura Haynes Spainhour (SEAL)  
LAURA HAYNES SPAINHOUR

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

NORTH CAROLINA, Forsyth County:  
I, a Notary Public of County and State aforesaid, certify that Kevin Spencer Spainhour and Laura Haynes Spainhour 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 22 day of April, 2003.

SEAL - STAMP



Susan T. Smith  
Notary Public

My commission expires: 7/30/2005

STATE OF 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 \_\_\_\_\_ April, 2003.

SEAL - STAMP

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

The foregoing Certificate(s) of Susan T. Smith is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Dickie C. Wood  
Deputy/Assistant - Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED as Condominium Unit No. 2006 as described in the plans of ASPEN PARK CONDOMINIUM, PHASE III, SECTION 8, which are recorded in Condominium Book 3 at Page 95 through 98, inclusive, in 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 1516 at Pages 537 through 549 (Plus Exhibits), et seq. on the 22nd day of November, 1985; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and**

**TOGETHER with all rights of Grantors in and to the limited common areas and facilities appurtenant to said Unit; and**

**SUBJECT to said Declaration of Condominium and the Bylaws 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) 1.470588 as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities, which percentage of ownership 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 accomodation 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 nonpayment thereof as set forth in the Declaration and 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 hereby.**

**Tax Block 6078, Tax Lot 006A, Forsyth County Tax Maps.**