

FORSYTH CO, NC 59 FEE: \$ 20.00
PRESENTED & RECORDED: 08/05/2003 10:21AM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 146.00
BK2384 P3304 - P3306

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$146

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

Mail after recording to **Blanco Tackabery Combs & Matamoros, P.A. (Box #52)**

This instrument was prepared by **Shireen Z. Wayne, Esq.**

Brief Description for the index

Unit 1906 Aspen Park Condominiums, Ph III,
Sec. 7-C

THIS DEED made **August 4, 2003**, by and between

GRANTOR	GRANTEE
DAN SPAINHOUR and wife, CARA SPAINHOUR	ONE MORE TIME, LLC, a North Carolina limited liability company 94 Shadylawn Drive Winston-Salem, NC 27104

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:

See attached Exhibit A incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2162, Page 1068 of the Forsyth County Registry.

A map showing the above-described property is recorded in Condo Book 2, pages 97 through 99, inclusive, of the Forsyth County Registry.

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:

Subject to easements and restrictions of record, if any, and 2003 ad valorem taxes.

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) Dan Spainhour (SEAL)

By: _____ Cara Spainhour (SEAL)

NORTH CAROLINA, FORSYTH County.

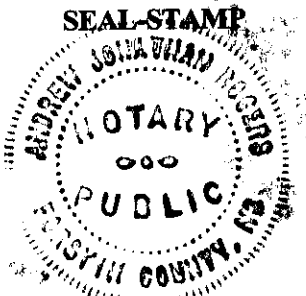
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Dan Spainhour personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4TH day of August, 2003.

My commission expires: 29 MARCH 2006 Andrew Jonathan Rogers
Notary Public

NORTH CAROLINA, FORSYTH County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Cara Spainhour personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 4TH day of August, 2003.

My commission expires: 29 MARCH 2006 Andrew Jonathan Rogers
Notary Public



The foregoing Certificate(s) of Andrew Jonathan Rogers

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.

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 Recreation 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.