

2004070386 00094



FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$180.00

PRESENTED & RECORDED:

10-07-2004 12:51 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2510

PG:4041-4043

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE; Post Office Box 120, Belews Creek, NC 27009

This instrument was prepared by: Philip E. Searcy

Brief description for the Index: Unit 104, Southbend Townhomes Revised, Plat Book 28, Page 182 and Unit 160, South Wind Villas, Unit Ownership Book 1, Pages 143 - 145.

THIS DEED made this 7th day of October, 2004, by and between

GRANTOR	GRANTEE
<p>FREDERICK C. FARMER AND WIFE, JANICE M. FARMER</p>	<p>LARRY R. GLESSNER (unmarried) PO Box 120, Belews Creek, NC 27009</p>

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:

Tract 1: Being informally known as Tax Lot No. 160, in Block 2667A, on the Forsyth County Tax Maps as they presently exist; and being also known as 909 South Ridge Court, Winston-Salem, NC 27127; and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Tract 2: Being informally known as Tax Lot No. 104, in Block 4056, on the Forsyth County Tax Maps as they presently exist; and being also known as 1613 Windsong Court, Winston-Salem, NC 27127; and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO conditions, restrictions, and easements or record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1891 page 2468.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

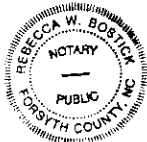
Frederick C. Farmer (SEAL)
Frederick C. Farmer

By: _____

Janice M. Farmer (SEAL)
Janice M. Farmer

Title: _____

State of North Carolina - County of Forsyth



I, the undersigned Notary Public of the County and State aforesaid, certify that **FREDERICK C. FARMER AND WIFE, JANICE M. FARMER**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of October, 2004.

My Commission Expires: April 29, 2006

Rebecca W. Bostick
Notary Public

The foregoing Certificate(s) of Rebecca W Bostick NP 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

TRACT 1: BEING KNOWN AND DESIGNATED as Unit No. 160, as shown on the plat of South Wind Villas, Section Two, as recorded in Unit Ownership Book No. 1, Pages 143 through 145, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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 1342, 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) 3.125 as the percentage of undivided fee simple interest appertaining to the above unit in the Common Area 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 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 the Declaration and the By-Laws annexed thereof as set forth in the 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.

TRACT 2: BEING KNOWN AND DESIGNATED as Lot No. 104, as shown on the plat of Southbend Townhomes, Revised, as recorded in Plat Book 28 at Page 182, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions, and Restrictions issued by Southbend, Inc., and recorded in Deed Book 1409 at Page 577, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Southbend Association, Inc.; and

SUBJECT TO the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference.