

2005023476 00311
 FORSYTH CO, NC FEE \$20.00
 GIFT DEED
 PRESENTED & RECORDED:
 04-15-2005 03:41 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
 BK: RE 2557
 PG: 1709-1711

ENVELOPE

This instrument drafted by: Darren S. Cranfill – No Title Search Requested or Performed
 After recording, mail to: Grantees: 3033 Twin Knolls Dr.
 Block 2667B Lot 132 Winston Salem, NC 27127

North Carolina)
)
 Forsyth County) GENERAL WARRANTY DEED

This deed, made this the 14th day of April, 2005, by JULIETTE BALDWIN, Free Trader ("Grantors") to BARRY STANLEY WASHINGTON, Free Trader ("Grantee").

WITNESSETH:

That the said Grantors in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, her heirs and assigns, a tract or parcel of land located in the County of **Forsyth** and State of North Carolina and bounded as follows:

FOR PROPERTY DESCRIPTION, See Exhibit "A"
 Attached hereto and incorporated herein by reference.

The above land was conveyed to Grantors in Deed Book 2501, Page 1148, Forsyth Registry.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and her heirs and assigns forever.

The Designation Grantors and Grantees, 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.

And the said Grantors do covenant that they are seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that she will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2005 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the date first above written.

Juliette Baldwin (SEAL)
JULIETTE BALDWIN

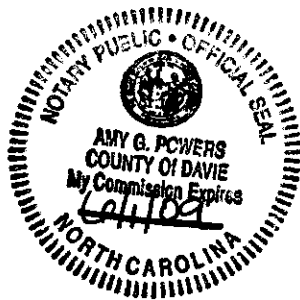
STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Amy G Powers, the undersigned, a Notary Public of Davie County, North Carolina, do hereby certify that JULIETTE BALDWIN, personally came before me this day and acknowledged the execution of the foregoing instrument.

My commission expires: 6/1/09

Witness my hand and official seal, this the 14th day of April, 2005

SEAL/STAMP



Amy G Powers
NOTARY PUBLIC

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Amy G. Powers NP(s)
is certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Assl.

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit No. 132, as shown on a plat or plats entitled GREEN HAVEN CONDOMINIUMS, PHASE IV, recorded in Condominium and Unit Ownership Book 3 at Pages 99 & 100, 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 an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G.L.G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, Page 320 and amended in Book 1411, Page 1276 and restated in Book 1465, Page 535; Book 1490, Page 882 and Book 1517, Page 738 and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in the entirety, and by way of illustration, and not by way of limitation, provide for (1) 2.272% 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; (2) Use and restriction of use for residential and lodging accommodations purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchasers as a unit owner, and any guests or invitees of the 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 said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Green Haven Drive by Seller and Lender(s) for access to adjoining property.