

2006009953 00293

FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$130.00
 PRESENTED & RECORDED:
 02-17-2006 04:23 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
BK:RE 2639
PG:3616-3618

Ku

Do not write above this line

DRAFTED BY: WILLIAM E. RABIL, JR.	Tax Block-Lot: 6078 104	Parcel ID:
Mail after recording to: Grantee <i>113 Palmer Marsh Place</i> <i> Mooresville, NC 28117</i>	Mail future tax bills to: Grantee <i>113 Palmer Marsh Place</i> <i> Mooresville, NC 28117</i>	
NO TITLE SEARCH PERFORMED OR REQUESTED		

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of January, 2006, by and between

GRANTOR

ROBERT W. SPARKS, (Unmarried);
 ALAN E. DUNNAGAN (Being one and the same
 person as Allan E. Dunnagan) and wife,
 SHARON G. DUNNAGAN

GRANTEE

ROBERT WILLIAM GROOMS
 113 Palmer Marsh Place
 Mooresville, NC 28117

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, in consideration of (\$ 10.00 & o.v.c.) Ten dollars and other valuable considerations to them 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 in Forsyth County, North Carolina, Township, more particularly described as follows:

See attached Exhibit A

Property Address: 1104 Aspenwood Ct., Winston-Salem NC 27106

The above land was conveyed to Grantor by Robert W. Sparks, et al. (see book 2258 page 4083)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

Robert W. Sparks (seal)
ROBERT W. SPARKS (Unmarried)

(seal)

(seal)

Alan E. Dunnagan (seal)
ALAN E. DUNNAGAN (Being one and the same person as Allan E. Dunnagan) (seal)
Sharon G. Dunnagan (seal)
Sharon G. Dunnagan
by: _____

Corporate Name

President

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

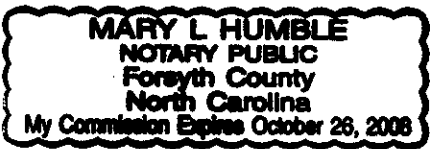
I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that he is _____ President of _____

and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

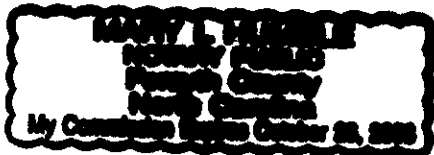
I, MARY L. HUMBLE, a Notary Public of Forsyth County, NC do hereby certify that Robert W. Sparks (Unmarried)

_____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 30 day of January, 2006

My commission expires Oct 26, 2008. Mary L. Humble Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

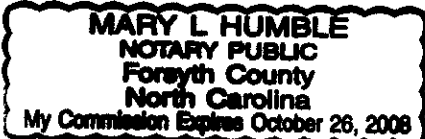
I, MARY L. HUMBLE, a Notary Public of Forsyth County, NC do hereby certify that Alan E. Dunnagan (Being one and the same person as Allan E. Dunnagan)

_____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 30 day of January, 2006

My commission expires Oct 26, 2008. Mary L. Humble Notary Public

Seal/Stamp



STATE OF NORTH CAROLINA - Forsyth County

I, MARY L. HUMBLE, a Notary Public of Forsyth County, NC do hereby certify that Sharon G. Dunnagan

_____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 30 day of January, 2006

My commission expires Oct 26, 2008. Mary L. Humble Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1104 as described in the plans of Aspen Park Condominiums, Phase II, Section 5-B, 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 By-Laws annexed thereto which, with all attachments thereto, are incorporated herein as if set forth in their entirety.

Property Address: 1104 Aspenwood Ct., Winston-Salem NC 27106

Tax Lot 104 of Tax Lot 6078