

2006050767 00317
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$148.00
 PRESENTED & RECORDED:
 08-11-2006 04:27 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2685
PG:2305-2307

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ _____
 Parcel Identifier No Block 6078 Lot 006A Verified by _____ County on the _____ day of _____, 20____
 By: _____

Return after recording to Grantee: 2006 Aspen Way Winston- Salem, NC 27106
 Mail tax bills to Grantee: same as above
 This instrument was prepared by: Tornow & Kangur, L.L.P.
 Brief description for the Index: Unit 2006 Aspen Way Condominiums

THIS DEED made this 4th day of August, 2006, by and between

GRANTOR	GRANTEE
<p>RANDY C. EFIRD and wife LEE ANN A. EFIRD</p>	<p>LEIGHTON SCOTT and wife REBECCA SCOTT</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:

See Exhibit A attached hereto and incorporated herein by reference.

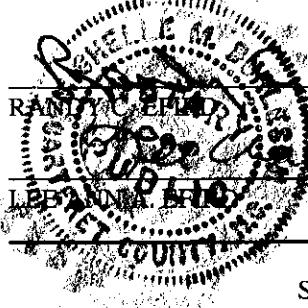
The property hereinabove described was acquired by Grantor by instrument recorded in Book 2345 Page 1373 Forsyth County Registry.

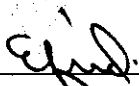

A map showing the above described property is recorded in Condominium Plat Book 3, Pages 95-98.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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



 (SEAL)
 (SEAL)

State of North Carolina, County of Carteret

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Randy C. Efirm and wife Lee Ann A. Efirm.

Date: Aug. 8, 2006

Michelle M. Burtson
Notary Public

My Commission Expires: March 2, 2008

Michelle M. Burtson
printed or typed name of notary public

State of _____, County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: _____.

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

The foregoing Certificate(s) of _____ is 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.

_____ Register of Deeds for _____ County, North Carolina.

By: _____ Deputy/Assistant - 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.