


2007004754 00099


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$118.00
 PRESENTED & RECORDED:
 01-26-2007 11:01 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2725
PG:3805-3807

ENVELOPE

Mail deed and tax bills to Grantee: 1037 Rock Knoll Court, Winston-Salem, NC 27107

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$118.00

Brief description: Unit 210, South Wind Villas, Phase II, Section Five

NORTH CAROLINA
FORSYTH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 25th day of January, 2007, by and between:

GRANTOR:

ANGELA SUE DISHER (formerly Angela Freeman) (Unmarried)

GRANTEE:

MARY LINDA McCATHARN

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 Forsyth County, North Carolina, and more particularly described as follows:

See attached **Exhibit A** which is incorporated herein by reference.

Property Address: 1037 Rock Knoll Court, Winston-Salem, NC 27107

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 following exceptions:

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

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Angela Sue Disher (Seal)
Angela Sue Disher (formerly Angela Freeman) (Unmarried)

North Carolina, Forsyth County

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 therein and in the capacity indicated: **Angela Sue Disher (formerly Angela Freeman)**

January 25, 2007.

Place notary seal below this line:

Sonya R Turner - Sledge
Notary Public
Print/Type Name: Sonya R Turner - Sledge
My Commission Expires: May 29, 2007

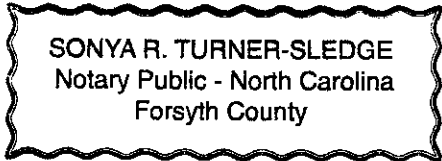


EXHIBIT A

**Mary Linda McCatharn
Unit 210, South Wind Villas, Phase II, Section Five
1037 Rock Knoll Court**

Property Description:

BEING KNOWN AND DESIGNATED as **Unit 210 of South Wind Villas, Phase II, Section Five** recorded in **Condominium Plat Book 3, Pages 138 and 139** 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 recorded in Book 1343, Page 952, Forsyth County Registry (and any amendments thereto) and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1343, Page 989, Forsyth County Registry.

Together with all rights of Seller in and to the limited and common areas and facilities appurtenant to said Unit; and

Subject to the said Declaration of Condominium and the By-Laws annexed thereto (and any amendments 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) 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 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 said 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.

This property is the same as that property described in Book 1567, Page 204, Forsyth County Registry and is further described as Tax Lot 210 in Block 2667A on the Forsyth County Tax Maps.