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FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXT

\$1206.00

PRESENTED & RECORDED:

08-17-2007 10:15 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2776

PG: 4486-4489

Box 60

Drafted By: Mallory M. Oldham

~~Return~~ After Recording To: David A. Wallace Law Office, 846 West Fourth Street, Winston-Salem, NC
27101

NORTH CAROLINA)

CONDOMINIUM DEED

FORSYTH COUNTY)

THIS CONDOMINIUM DEED (the "Deed"), is made as of the 17th day of August, 2007 by Trade Street, LLC, a North Carolina limited liability company (hereinafter called "Grantor") to Michael B. Buckland and wife, Bobbie J. Buckland (hereinafter called "Grantee," whether one or more persons, firms or corporations).

WITNESSETH:

WHEREAS, Grantor and Grantee entered into an Offer to Purchase and Contract (the "Contract") wherein Grantor agreed to sell and Grantee agreed to purchase a Condominium Unit (the "Unit") pursuant to the terms and conditions of the Contract; and Grantee and Grantor desire to consummate closing of the sale of the Unit in accordance with the terms of the Contract.

NOW, THEREFORE, the said Grantor, in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations to it paid by the Grantee, receipt of which is hereby acknowledged, does hereby bargain, sell, give, grant and convey, and by these presents does hereby bargain, sell give, grant and convey unto the Grantee, and its heirs and assigns, the Unit (under and pursuant to North Carolina General Statutes, Chapter 47C, entitled the "North Carolina Condominium Act," and any amendments thereto), located in the City of Winston-Salem, County of Forsyth, State of North Carolina, and being more particularly described as follows (the "Property"):

Tract 1.

BEING KNOWN and designated as "530 N. Trade St., Unit 502" as shown on a plat or plats entitled "Trader's Row Condominiums" as recorded in Condominium and Unit Ownership File Book 7 at Page 173, 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 "AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR TRADER'S ROW CONDOMINIUM" issued by Trade Street, LLC as Declarant, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2745, page 3734, et seq. on the 18th day of April, 2007 (hereinafter referred to as the "Declaration"), and pursuant thereto membership in Trader's Row Condominium Owners Association, Inc., a North Carolina not-for-profit corporation (the "Association").

TOGETHER FURTHER WITH all rights of Grantor in and to the Common Elements appurtenant to said Unit and subject to the said Declaration and the By-Laws of the Association, 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) 2.6468% as the percentage of undivided fee simple interest appertaining to the above Unit in the General Common Elements; (2) 8.7028% as the percentage of undivided fee simple interest appertaining to the above Unit in the Residential Limited Common Elements; (3) property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Elements; (4) obligations and responsibilities of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws of the Association; (5) limitations upon use of Common Elements; (6) obligations of Grantee and the Association, mentioned in said Declaration and By-Laws, for maintenance; and (7) restrictions upon use of the Unit conveyed hereby.

Tract 2.

BEING KNOWN and designated as Parking Unit No. 31 as shown on a plat or plats entitled "Trader's Row Condominiums" as recorded in Condominium and Unit Ownership File Book 7 at Page 173, 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 thereto as specifically enumerated in the "AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR TRADER'S ROW CONDOMINIUM" issued by Trade Street, LLC as Declarant, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2745, page 3734, et seq. on the 18th day of April, 2007 (hereinafter referred to as the "Declaration"), and pursuant thereto membership in Trader's Row Condominium Owners Association, Inc., a North Carolina not-for-profit corporation (the "Association").

TOGETHER FURTHER WITH all rights of Grantor in and to the Common Elements appurtenant thereto and subject to the said Declaration and the By-Laws of the Association, 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) .167635% as the percentage of undivided fee simple interest appertaining thereto in the General Common Elements; (2) 1.8868% as the percentage of undivided fee simple interest appertaining thereto in the Parking Limited Common Elements; (3) property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Elements; (4) obligations and responsibilities of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws of the Association; (5) limitations upon use of Common Elements; (6) obligations of Grantee and the Association, mentioned in said Declaration and By-Laws, for maintenance; and (7) restrictions upon use of each of the interests conveyed hereby.

Tract 3:

BEING KNOWN and designated as Parking Unit No. 32 as shown on a plat or plats entitled "Trader's Row Condominiums" as recorded in Condominium and Unit Ownership File Book 7 at Page 173, 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 thereto as specifically enumerated in the "AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR TRADER'S ROW CONDOMINIUM" issued by Trade Street, LLC as Declarant, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2745, page 3734, et seq. on the 18th day of April, 2007 (hereinafter referred to as the "Declaration"), and pursuant thereto membership in Trader's Row Condominium Owners Association, Inc., a North Carolina not-for-profit corporation (the "Association").

TOGETHER FURTHER WITH all rights of Grantor in and to the Common Elements appurtenant thereto and subject to the said Declaration and the By-Laws of the Association, 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) .167635% as the percentage of undivided fee simple interest appertaining thereto in the General Common Elements; (2) 1.8868% as the percentage of undivided fee simple interest appertaining thereto in the Parking Limited Common Elements; (3) property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Elements; (4) obligations and responsibilities of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws of the Association; (5) limitations upon use of Common Elements; (6) obligations of Grantee and the Association, mentioned in said Declaration and By-Laws, for maintenance; and (7) restrictions upon use of each of the interests conveyed hereby.

TO HAVE AND TO HOLD the aforesaid Units and all privileges and appurtenances thereunto belonging, together with the aforesaid rights and easements and use in and to the Common Elements, and subject to the said Declaration and the By-Laws of the Association, to the said Grantee and its heirs and assigns forever.

And the said Grantor does hereby covenant that it is seized of the above-described Units in fee, and has the right to convey the same in fee simple, that the same is free from all encumbrances (except for liens or encumbrances imposed or incurred by the acts or failure to act of Grantee or those claiming under or through them), and that it will warrant and defend the title to the said Units against the claims of all persons whatsoever, subject, however, to (i) the limitations set forth above and (ii) said Declaration and the By-Laws of the Association, and the conditions, provisions and restrictions set forth therein; and further subject to agreements, ordinances and public laws, easements, restrictions and rights of way of record; and further subject to ad valorem property taxes for the current year and subsequent years.

Grantee by his acceptance of this Deed, does hereby (i) accept the conveyance of the Units in accordance with the terms and provisions set forth herein and (ii) acknowledge that he (whether one or more) has read the Declaration and By-Laws of the Association, together with any amendments thereto to the date hereof, and is fully aware of the provisions thereof.

IN TESTIMONY WHEREOF, Trade Street, LLC has caused these presents to be executed by its manager pursuant to authority duly granted as of the day and year first above written.

Trade Street, LLC, a North Carolina limited liability company

By

Christopher J. Chapman
Christopher J. Chapman, Manager

STATE OF NORTH CAROLINA

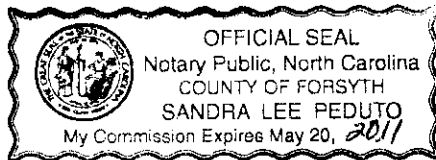
COUNTY OF FORSYTH

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: *Christopher J. Chapman, Manager of Trade Street, LLC, a North Carolina limited liability company*

Date: 8/17/07

Sandra Lee Peduto
Official Signature of Notary

(Official Seal)



SANDRA LEE PEDUTO
Notary's printed or typed name

My commission expires: 8/30/2011