

2007061846 00172

FORSYTH CO, NC FEE \$17.00  
STATE OF NC REAL ESTATE EXT

\$1113.00

PRESENTED &amp; RECORDED:

10-24-2007 04:48 PM

KAREN GORDON

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2791

PG:1306-1307

Box 157

Excise Tax \$1113.00

Recording Time, Book and Page

Tax Lot No. Portion of Block 4236A, Lot 003A

Parcel Identifier No. Portion of 5883-95-7836

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2007  
by \_\_\_\_\_Mail after recording to: **Grantee**

This instrument was prepared by Johnston, Allison &amp; Hord (CTW) 1065 East Morehead Street, Charlotte, NC 28202

Brief Description for the index

Unit 130 of Clemmons Village West  
Building Seven Office Condominium**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made October 4, 2007, by and between

GRANTOR

**CVW, LLC**a North Carolina limited liability company  
610 E. Morehead Street  
Charlotte, North Carolina 28202

GRANTEE

**THE CARABELLI INVESTMENT GROUP, LLC**c/o Dept. of Dentistry  
Medical Center Boulevard  
Winston-Salem, North Carolina 27157-1093  
Attn: Raymond S. Garrison

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

BEING all of Unit 130 of Clemmons Village West Building Seven Office Condominium (the "Condominium"), as referred to in that certain Declaration of Condominium For Clemmons Village West Building Seven Office Condominium recorded in Deed Book 2564, Page 3666, of the Forsyth County Public Registry, as amended by that First Amendment to Declaration of Condominium For Clemmons Village West Building Seven Office Condominium recorded in Deed Book 2730, Page 2558, of the Forsyth County Public Registry and the Second Amendment to Declaration of Condominium recorded in Deed Book 2787, Page 1121, of the Forsyth County Public Registry (the "Declaration"), and as more particularly described in the Plat and Plans of the Condominium which are recorded in Map Book 7, Pages 50-52, as amended by revised Condominium Map recorded in Map Book 7, Pages 164-166, as amended by revised Condominium Map recorded in Map Book 8, Pages 16-18 of the aforesaid Forsyth County Public Registry (the "Condominium Map"), which said Declaration and Condominium Map are incorporated herein by reference.

The above-described property is a portion of the property acquired by Grantor in Deed Book 2346, Page 1023, Forsyth County Public Registry.

A map showing the above-described property is recorded in Map Book \_\_\_, Pages \_\_\_, Forsyth County Public Registry.

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 Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Real Property taxes and assessments for 2008 and future years not yet due and payable, all zoning ordinances, restrictions and regulations of governmental authorities, all easements, restrictions, covenants and conditions of record, and all terms and provisions of the organizational documents of the Clemmons Village West Building Seven Condominium Owners' Association.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

CVW, LLC, a North Carolina limited liability company

By:

Steve R. Craig, Authorized Manager

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, Mecklenburg County

I, the undersigned, a Notary Public for said County and State, do hereby certify that Steve R. Craig, Authorized Manager of CVW, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official stamp or seal, this 4<sup>th</sup> day of October, 2007.

Mara K. Carpenter

Notary Public

Print Name

My Commission Expires

Mara K. Carpenter  
8/28/2010



The foregoing Certificate(s) of is/are 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 Forsyth COUNTY

By

Deputy/Assistant-Register of Deeds.