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FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$186.00

PRESENTED & RECORDED:

02-08-2008 03:24 PM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO

DPTY

BK: RE 2811

PG: 1154-1156



Drafted By: Jason T. Grubbs
Return To: Jason T. Grubbs, ROD Box #114

STATE OF NORTH CAROLINA

CONDOMINIUM UNIT DEED

COUNTY OF FORSYTH

THIS DEED, made this the 8 day of February, 2008, by and between **OTTO H. SCHRADER (UNMARRIED)**, of Forsyth County, North Carolina, hereinafter called "GRANTOR", and **JAMES E. STOCKTON AND WIFE, SARAH L. STOCKTON**, of Forsyth County, North Carolina, hereinafter called "GRANTEE".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey, and confirm unto the Grantee, their heirs and/or successors and assigns, premises in Kernersville Township, Forsyth County, North Carolina, described as follows:

Those certain premises comprising a portion of Stonegate Office Condominium, said Condominium having been established under Chapter 47A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated July 5, 1985, and recorded July 5, 1985, in Book 1494 at Page 1391, Office of the Register of Deeds of Forsyth County, North Carolina, the premises hereby conveyed being more particularly described as follows:

1. Unit No. 105, located in Building 1 of "**STONEGATE OFFICE CONDOMINIUM**", as described in the Declaration of Condominium and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3 at Page 36, Forsyth County Registry;
2. A 3.64 percentage undivided interest appurtenant to said Unit 105 in all Common Areas and Facilities of said Condominium including the building and improvements on the land described in the Declaration of Condominium recorded July 5, 1985, in

Book 1494, Page 1391, Forsyth County Registry and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3 at Page 36, Forsyth County Registry;

TOGETHER WITH the right of ingress to and egress from said property and the right to use, for all purposes, in common with all Unit Owners, and all other occupants from time to time, any and all portions of Stonegate Office Condominium designated by the Declaration of Condominium as Common Areas, Limited Common Areas or Facilities.

The Unit herein conveyed is intended for use as an office and related uses. This conveyance is subject to easements and rights-of-way of record, to ad valorem taxes for the current year, and to the reservations, restrictions on use and all covenants and obligations set forth in the Declaration of Condominium dated July 5, 1985 and recorded July 5, 1985, in Book 1494 at Page 1391, Office of the Register of Deeds of Forsyth County, North Carolina, and as set forth in the Articles of Incorporation and By-Laws of Stonegate Association of Kernersville, Inc., which Articles and By-Laws are attached to said Declaration of Condominium and recorded in the Forsyth County Registry, all of which restrictions, payments of charges, and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents as provided by law. Grantee, their heirs, successors, administrators, executors and assigns, by accepting this deed, hereby expressly assume and agree to be bound by and comply with all of the covenants, terms provisions and conditions set forth in this deed, in the Declaration, and in said Articles of Incorporation, By-Laws and Rules and Regulations made thereunder, including, but not limited to, the obligations to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such Unit.

TO HAVE AND TO HOLD the premises described herein, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns, forever.

And the Grantor covenants that it is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions sated herein, if any); and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantee, the singular shall include the plural, and the masculine shall include the feminine or the neuter.

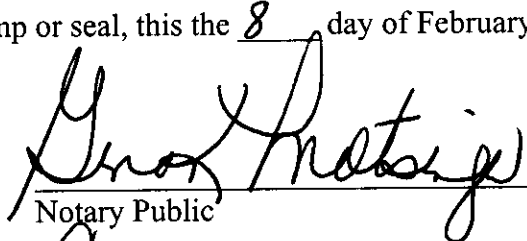
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
OTTO H. SCHRADER (UNMARRIED)

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that **OTTO H. SCHRADER (UNMARRIED)**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purpose stated therein.

Witness my hand and Notarial stamp or seal, this the 8 day of February, 2008.



Notary Public

GINA K MOTSINGER

(Typed or printed Name of Notary)

My Commission Expires: 9/8/2012

