

2008008923 00110

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-22-2008 12:59 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2813

PG: 4193-4194

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Philip E. Searcy; Esq.; Wells Jenkins Lucas & Jenkins; 155 Sunnynoll Court, Suite 200, Winston-Salem, NC 27106

This instrument was prepared by: Philip E. Searcy, Esquire (Gadson)

Box 108

Brief description for the Index: Unit 129, South Wind Villas, Section Five, Condo Book 2, Pages 18 - 20.

THIS DEED made this 22nd day of February, 2008, by and between

GRANTOR

NORTH CAROLINA HOUSING FINANCE AGENCY

Post Office Box 28066
Raleigh, NC 27611

GRANTEE

SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

U. S. Dept. of Housing and Urban Development
Atlanta Home Ownership Center
Five Points Plaza, Atlanta REO 2, Marietta Street
Atlanta, GA 20202-2806

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

BEING KNOWN AND DESIGNATED AS Unit No. 129 as shown on a plat or plats entitled "SOUTH WIND VILLAS", Section Five, as recorded in Unit Ownership Book No. 2, Pages 18, 19, and 20, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Kennedy Associates, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1343, Page 952 et seq., 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 Common Areas and Facilities appurtenant to said unit; and

Subject to the said Declaration of Condominium and the By-Laws annexed thereto and the Amendment 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) 1.785714 as the percentage of undivided fee 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 of invitees of the 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

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

NORTH CAROLINA HOUSING FINANCE AGENCY
BY: MARSH ASSOCIATES, INC., Attorney-in-Fact

By: _____
George S. Warren, Executive Vice President

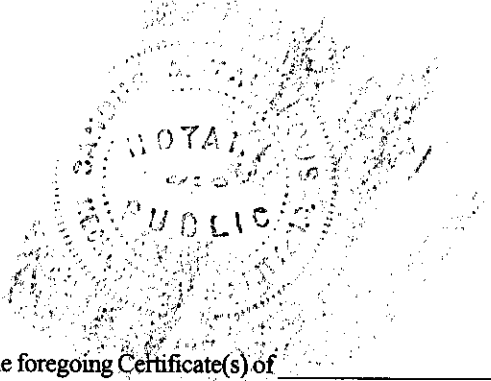
State of North Carolina - County of Mecklenburg

This the 15th day of January, 2008, personally came before me, Candus A. Talafous, Notary Public for said County and State, **GEORGE S. WARREN**, who, being by me duly sworn, says that he is Executive Vice president of MARCH ASSOCIATES, INC., a North Carolina corporation, which is the Attorney-in-Fact for North Carolina Housing Finance Agency, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2581 at Page 2291, and that by authority duly given and as the act of the corporation as Attorney-in-Fact, the foregoing instrument was signed in its name by its Executive Vice President. And the said GEORGE S. WARREN, Executive Vice President, acknowledged the said writing to be the act and deed of said corporation.

Witness my hand and official seal, this the 15th day of January, 2008.

Candus A. Talafous
Notary Public

Name of Notary Public: Candus A. Talafous
My commission expires March 29, 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds