

2008033782 00306

FORSYTH CO, NC FEE \$20.00



GOVERNMENT

PRESENTED & RECORDED:

06-27-2008 03:22 PM

KAREN GORDON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 2841

PG: 2282-2284

**NO REVENUE STAMPS - GOVERNMENT EXEMPTION**

DRAWN BY: The O'Brien Law Firm Co., LPA

MAIL TO: 101 South Elm Street Suite 225, Greensboro, NC 27401

Property Address: 910 SOUTH RIDGE CT., WINSTON SALEM, NC, 27107

Tax Mailing Address: PO BOX 120, BELLEWS CREEK, NC 27009

FHA Case No.: 381-608046

File No.: NC7559

Tax ID#:

**SPECIAL WARRANTY DEED**

THIS DEED, made this 12<sup>th</sup> day of June, 2008, by Secretary of Housing and Urban Development of Washington D.C., party of the first part, to LRG Properties, LLC, a North Carolina limited liability company, party(ies) of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party(ies) of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, all that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

**SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party(ies) of the second part and the heirs and assigns of said party(ies) forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that he is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF the undersigned on this 12<sup>th</sup> day of June, 2008, has set his/her hand and seal as Authorized Agent for the Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 (July 26,2005).

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

By: Orlando C. Vereen (SEAL)

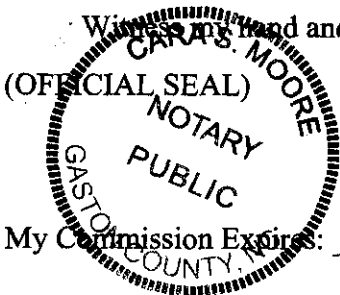
Name: Orlando C. Vereen

Title: Designated Signatory for Harrington, Moran and Barksdale, Inc., Marketing and Management Contractor, Authorized Agent

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, CARA S. MOORE, a Notary Public for said County and State, do hereby certify that ORLANDO C. VEREEN, Designated Signatory for Harrington, Moran and Barksdale, Inc., Marketing and Management Contractor and Authorized Agent for the Secretary of Housing & Urban Development, personally appeared before me this day whose authority is vested in him/her by 70 FR 43171 (July 26,2005) and acknowledged that he/she signed the foregoing instrument on the day and year within mentioned for and on behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal, this 12<sup>th</sup> day of June, 2008.



Cara S. Moore  
NOTARY PUBLIC CARA S. MOORE

My Commission Expires: 2-26-2011

**PREPARED BY THE O'BRIEN LAW FIRM CO., LPA, AS CLOSING AGENT FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**EXHIBIT A  
LEGAL DESCRIPTION**

File No. NC7559

Parcel No.

Being known and designated as Unit No. 129 as shown on 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 in Book 1343, Page 952 et seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina, 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 accomodation purposes and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests of 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 Declaration and the By-Laws annexed thereto; (5) Limitation 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.