



2010024692 00346

FORSYTH CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXT X  
\$148.00

PRESENTED & RECORDED:  
06-30-2010 04:56:00 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPT

BK: RE 2953  
PG: 838-840

*Box d 4*

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 148.00

Parcel Identifier No. 6827-51-2491.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
*Reginald B. Kelly, Attorney*

Mail/Box to: Terre T. Yde, PA, 210 N Main Street, Suite 330, Kernersville, NC 27284 *Po Box 1118, Lillington NC 27546*

This instrument was prepared by: Terre T. Yde, PA, 210 N Main Street, Suite 330, Kernersville, NC 27284

Brief description for the Index: LOT 006A, BLK 6078, SEC 8, Aspen Park Condominiums

THIS DEED made this 23rd day of June, 2010 by and between

GRANTOR

GRANTEE

Leighton R. Scott, Jr. and wife,  
Rebecca L. Scott

Dean Nelson Hewitt and wife,  
Bobbi Smith Hewitt  
4031 Christian Light Road  
Fuquay Varina NC 27526-6116

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 City of Winston Salem, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

See "Exhibit A" hereto attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2658 page 2305.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 3 page 95-98.

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:

Leighton R. Scott, Jr. (SEAL)  
 Leighton R. Scott, Jr.  
 Leighton R. Scott, Attorney-in-Fact for  
REBECCA LOVELL SCOTT (SEAL)  
 Leighton Bruce Scott, Attorney-in-Fact for  
 Rebecca Lovell Scott

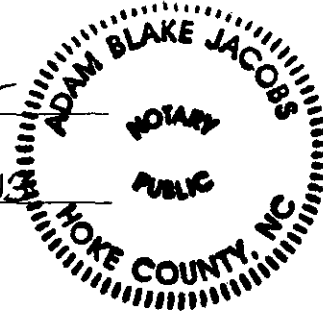
NORTH CAROLINA  
Hoke COUNTY

I, Adam Blake Jacobs, a Notary Public for Hoke County and State aforesaid, certify that Leighton R. Scott, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 23<sup>rd</sup> day of June, 2010.

Adam Blake Jacobs  
Notary Public

My commission expires: NOV. 23, 2013



NORTH CAROLINA  
FORSYTH COUNTY

I, Terri B. Rogers, a Notary Public for Davidson County, North Carolina, do hereby certify that Leighton Bruce Scott, attorney-in-fact for Rebecca Lovell Scott, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for an in behalf of Rebecca Lovell Scott, and that his 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 at Book 2953, Page 836, on the 30 day of June, 2010, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Leighton Bruce Scott acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Rebecca Lovell Scott.

WITNESS my hand and official seal, this the 23rd day of June, 2010.

**Terri B Rogers**  
**Notary Public**  
**Davidson County, NC**

Terri B Rogers  
Notary Public

My commission expires: 6-26-2012

ATTACHMENT

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 2006 AS DESCRIBED IN THE PLANS OF ASPEN PARK CONDOMINIUM, PHASE III, SECTION 8, WHICH ARE RECORDED IN CONDOMINIUM BOOK 3 AT PAGES 95 THROUGH 98, INCLUSIVE, IN THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; AND

TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO SAID UNIT AS SPECIFICALLY ENUMERATED IN THE "DECLARATION OF CONDOMINIUM" ISSUED BY JOHN M. DAVIS, III, ET AL, AND RECORDED IN BOOK 1516 AT PAGES 537 THROUGH 549 (PLUS EXHIBITS), ET SEQ. ON THE 22ND DAY OF NOVEMBER, 1985; AND PURSUANT THERETO, MEMBERSHIP IN ASPEN PARK RECREATIONAL CORPORATION, A NORTH CAROLINA NON-PROFIT CORPORATION; AND

TOGETHER WITH ALL RIGHTS OF GRANTORS IN AND TO THE LIMITED COMMON AREAS AND FACILITIES APPURTENANT TO SAID UNIT; AND

SUBJECT TO SAID DECLARATION OF CONDOMINIUM AND THE BYLAWS ANNEXED 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) 1.470588 AS THE PERCENTAGE OF UNDIVIDED FEE SIMPLE INTEREST APPERTAINING TO THE ABOVE UNITE IN THE COMMON AREAS AND FACILITIES, WHICH PERCENTAGE OF OWNERSHIP MAY BE REDUCED AS PROVIDED THEREIN; THE REDUCTION OF SAID PERCENTAGE OF OWNERSHIP, THE GRANTEES HEREIN SPECIFICALLY AGREE TO AND ACKNOWLEDGE THEIR ACCEPTANCE BY THE ACCEPTING OF THIS DEED; (2) THE USE AND RESTRICTION OF USE OF THE UNIT FOR RESIDENTIAL AND LODGING ACCOMMODATION PURPOSES, AND OTHER USES REASONABLY INCIDENTAL THERETO; (3) PROPERTY RIGHTS OF GRANTEES AS A UNIT OWNER AND ANY GUESTS OR INVITEES OF THE GRANTEES, IN AND TO THE COMMON AREAS; (4) THE OBLIGATIONS AND RESPONSIBILITY OF GRANTEES FOR REGULAR MONTHLY ASSESSMENTS AND SPECIAL ASSESSMENTS, AND THE EFFECT OF NONPAYMENT THEREOF AS SET FORTH IN THE DECLARATION AND BY-LAWS ANNEXED THERETO; (5) THE LIMITATIONS UPON THE USE OF THE COMMON ARES; (6) THE OBLIGATIONS OF GRANTEES AND THE ASSOCIATION MENTIONED IN THE BY-LAWS FOR MAINTENANCE; AND (7) RESTRICTIONS UPON USE OF THE UNIT OWNERSHIP AND REAL PROPERTY CONVEYED HEREBY.

TAX BLOCK 6078, TAX LOT 006A, FORSYTH COUNTY TAX MAPS.