

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$463.00

BK: RE 2980
PG: 1174-1176

Property address: 120 One Park Vista Lane
Winston-Salem, NC 27101

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

**CONDOMINIUM
GENERAL WARRANTY DEED**

SUBJECT PROPERTY IS NOT THE PRIMARY RESIDENCE OF GRANTOR

THIS CONDOMINIUM GENERAL WARRANTY DEED, made this 3rd day of December, 2010, by and between ONE PARK VISTA, LLC, a North Carolina limited liability company, P.O. Box 5422, Winston-Salem, NC 27113-5422 (hereinafter referred to as "Grantor"); and MEL ALLEN SCHLESINGER, 380 Luzelle Drive, Winston-Salem, NC 27103 (hereinafter referred to as "Grantee," whether one or more);

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 and their heirs and assigns, a unit ownership in real property (under and pursuant to Chapter 47C, "The North Carolina Condominium Act," of the North Carolina General Statutes, and any amendments thereto), being situated in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 120 as shown on the Condominium Plat of ONE PARK VISTA CONDOMINIUMS as recorded in Condominium and Unit Ownership Book 8, Page(s) 82 through 86, ("One Park Vista") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

CONVEYED HERewith is an undivided 0.0220% fee simple interest in and to the Common Elements shown on the recorded plat and all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium for One Park Vista Condominiums" (the "Declaration") and recorded in the Office of the Register of Deeds of Forsyth County in Book 2851, Page 384, as amended.

TOGETHER with all rights and easements appurtenant to the above-described unit as specifically enumerated in the Declaration, including but not limited to, membership in One Park Vista Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association").

TOGETHER with the right of ingress and egress from and to the above-described unit over the Common Elements of One Park Vista, and the right to use the Common Elements of One Park Vista for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of One Park Vista.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, the Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to, (i) all restrictions on use of the units and Common Elements of One Park Vista, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.

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

TO HAVE AND TO HOLD the aforesaid unit ownership in real property and all privileges, rights, and appurtenances thereto belonging to the Grantee, their heirs and assigns, in fee simple, together with the aforesaid rights of easements and use in and to the Common Elements, but subject to the Declaration, the by-laws of the Association, and other rules and regulations duly adopted by the Association.

And the Grantor does hereby covenant with the Grantee, that Grantor is seized of such land 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 to the unit ownership described herein against the lawful claims of all persons whomsoever, except for the current year's ad valorem property taxes, agreements, easements, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its duly authorized officer, as of the day and year first above written.

ONE PARK VISTA, LLC., A NORTH CAROLINA
LIMITED LIABILITY COMPANY [SEAL]

BY: LEWALLEN MANAGEMENT, LLC, ITS SOLE
MEMBER/MANAGER

BY: A. Thad Lewallen, III
A. THAD LEWALLEN, III, MANAGING MEMBER

STATE OF NORTH CAROLINA
COUNTY OF FORYSTH

I certify that the following person(s), either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: A. THAD LEWALLEN, III, MANAGING MEMBER OF LEWALLEN MANAGEMENT, LLC, THE SOLE MEMBER/MANAGER OF ONE PARK VISTA, LLC, a North Carolina limited liability company

Date: December 3, 2010



Ann Johnston
Notary Public

My Commission Expires: March 26, 2015