



2011010432 00023

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$100.00

PRESENTED & RECORDED:
03-17-2011 10:03:51 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY RANDY L SMITH
DPTY

BK: RE 2993

PG: 4387-4389

Excise Tax Due: \$100.00

Recording Information

Drafted by: Henry P. Van Hoy, II, ~~Att~~ at Law
Mail to: GRANTEES @ 1010 Cedar Place Court, Winston-Salem, NC 27107

ENVELOPE

TAX MAP: Pin 6843-35-6960.00

WARRANTY DEED

THIS DEED made this 2 day of March, 2011, by and between:
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LU ANN BODFORD DEWEESE and husband, JERRY PHILLIP DEWEESE, II

TO

WILLIAM CRAIG BODFORD and wife, ANGELA BRANNOCK BODFORD

REQUIRED INFORMATION

The Grantor's address is: 324 Ridge Drive, Lexington, NC 27295

The Grantee's address is: 1010 Cedar Place Court, Winston-Salem, NC 27107

Primary Residence Information: The Property described in Exhibit A does ___ or does not
X include the primary residence of the Grantor.

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEE, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEE in fee simple, all that certain parcel of land situated in _____ Township, Forsyth County, North Carolina (the "Property") and more particularly described in the attached Exhibit "A".

THE GRANTORS acquired the property by instrument recorded in Book 1922, page 1823.

of the Forsyth County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the GRANTEE in fee simple.

THE GRANTORS COVENANT with the GRANTEE, that the GRANTORS are seized of the Property in fee simple, have the right to convey the Property in fee simple, that title is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. Easements and restrictions of record.
2. Ad valorem taxes for 2011 and subsequent years.

The terms GRANTORS and GRANTEE as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have signed this deed the day and year first above written.

GRANTORS


 LU ANN BODFORD DEWEESE

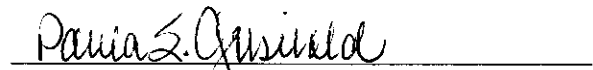

 JERRY PHILLIP DEWEESE, II

NORTH CAROLINA
 COUNTY OF FORSYTH

I, a Notary Public of the aforesaid County, do hereby certify that LU ANN BODFORD DEWEESE and JERRY PHILLIP DEWEESE, II, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 2 day of MARCH, 2011.

My commission expires:
JANUARY 16, 2012
 (Affix Notary Seal)


 Notary Public

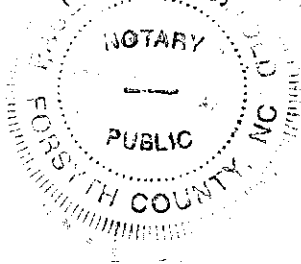
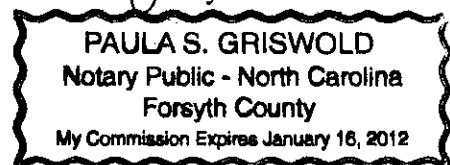


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as unit No. 234 as shown on a plat or plats entitled "South Wind Villas" Phase III - Section One recorded in Unit Ownership Book No. 4, pages 61-62, 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 right 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 Bylaws 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) .757575 as the percentage of undivided fee simple 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 guest or invitees of the Purchaser, in and to the common Area; (4) Obligations and responsibilities 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 ByLaws for maintenance; and (7) Restrictions upon use of the unite ownership in real property conveyed hereby.