



2011035054 00131

FORSYTH CO. NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$118.00

PRESENTED & RECORDED:
09-15-2011 02:14:12 PM

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

BK: RE 3019
PG: 3693-3695

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Box 26

Parcel Identifier No.: 6827-51-8217.00 (Block 6078, Lot 302)

Return after recording to: Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103

Mail tax bills to Grantee: 1302 Aspen Way, Winston-Salem, NC 27106

This instrument was prepared by: Tornow & Kangur, LLP

Brief description for the Index: Condominium Unit 1302

THIS DEED made this 25th day of August, 2011, by and between,

GRANTOR	GRANTEE
<p>DERFMAR DEVELOPMENT CORPORATION A North Carolina Corporation Mailing Address: 6016 N. Fourth St. Arlington, VA 22203</p>	<p>CHERYL E. BUSCEMI, unmarried and GREGORY A. BUSCEMI, unmarried Mailing Address: 1302 Aspen Way Winston-Salem, NC 27106</p>

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

SEE EXHIBIT A ATTCHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 1302 Aspen Way, Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1948, Page 678, Forsyth County Registry.

A map showing the above described property is recorded in Condominium Plat Book 1, Pages 149-151.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

DERFMAR DEVELOPMENT CORPORATION

By: Blain B. Butner (SEAL)
Blain B. Butner, President

District of Columbia County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Blain B. Butner, President of Derfmar Development Corporation, a North Carolina Corporation, and that by authority duly given and as the act of the company, he signed the foregoing instrument in its name on its behalf as its agent and deed.**

Date: August 26, 2011

Deborah L. Kunkle
Notary Public

DEBORAH L. KUNKLE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires: My Commission Expires June 30, 2016

Deborah L. Kunkle
printed or typed name of Notary Public

North Carolina, _____ County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of Notary Public

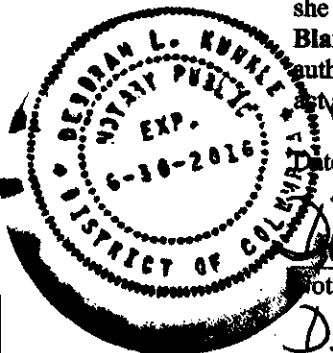


Exhibit A

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1302 as described in the plans of Aspen Park Condominiums, Phase II, Section 5-A, which are recorded in Condominium Book 1 at Pages 149 through 151, inclusive, in the Office of 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 N. Davis III, et al, and recorded in Book 1366 at pages 452 through 490, et seq, (plus exhibits) on the 25th day of June, 1982; and pursuant thereto, membership in Aspen Park Recreational Corporation, A North Carolina non-profit corporation; and

TOGETHER WITH all rights of Grantor 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 which, with all attachments thereto are incorporated herein as if set forth in their entirety.

Tax Parcel Number: 6827-51-8217.00 (Block 6078, Lot 302)

Property Address: 1302 Aspen Way, Winston-Salem, NC 27106