



2013043193 00023
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 09-13-2013 09:49:36 AM

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

BK: RE 3145
PG: 3697-3699

Do not write above this line

DRAFTED BY: John G. Wolfe, III, Attorney at Law No title search requested nor performed	Tax Block-Lot: Block 2667A, Lot 203	Parcel ID: 6843-45-0616
Mail after recording to: John G. Wolfe, III	Mail Future Tax Bills to: William D. Culler/Patricia A. Culler	
John G. Wolfe, III & Associates, P.L.L.C.	1051 Rock Knoll Court	
101 South Main Street	Winston-Salem NC 27107	
Kernersville NC 27284	Excise Tax: no taxable consideration	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This DEED made this 11 day of September, 2013, by and between

GRANTOR	GRANTEE
<p>Patricia Ann Culler (aka Patricia Ann Dipper) and husband, William Daniel Culler</p> <p>1051 Rock Knoll Court, Winston-Salem NC 27107</p>	<p>Patricia Ann Culler and husband, William Daniel Culler</p> <p>1051 Rock Knoll Court, Winston-Salem NC 27107</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:

The Grantor, in consideration of (\$10.00 & OVC) Ten Dollars and Other 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 in Forsyth County, North Carolina, Township, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This Deed is made in accordance with N.C.G.S. § 39-13.3(b) to create a tenancy by the entirety and vest the herein described property with the Grantee.

Property Address: 1051 Rock Knoll Court, Winston-Salem NC 27107

All of the property herein conveyed includes the primary residence of the Grantor.

For Back Reference see: Deed Book 1525, Page 769, Forsyth County Registry.

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 is free and clear

of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Patricia Ann Culler (Seal)
Patricia Ann Culler
(aka Patricia Ann Dipper)

William Daniel Culler (Seal)
William Daniel Culler

STATE OF NORTH CAROLINA - Forsyth County

I, MARY P. COOK, a Notary Public of Forsyth County, NC, do hereby certify that **Patricia Ann Culler (aka Patricia Ann Dipper) and husband, William Daniel Culler** personally came before me this day, acknowledging to me that they voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 11 day of September, 2013.

Mary P. Cook
Mary P. Cook, Notary Public

My commission expires: February 23, 2014.

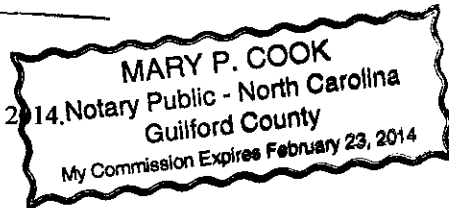


EXHIBIT A
(1051 Rock Knoll Court, Winston-Salem NC 27107)

Being known and designated as Unit No. 203 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase II – Section Four recorded in Unit Ownership Book No. 3, pages 110, 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 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 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) 1.000000 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 Grantee as a unit owner, and any guests or invitees of the Grantee, in and to the Common Area; (4) Obligations and responsibilities of the Grantee 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 Grantee and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.