



2015015192 00019  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
05-01-2015 08:53:10 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS

BY: RANDY L SMITH  
DPTY

BK: RE 3228

PG: 2498-2501

**NORTH CAROLINA  
NON-WARRANTY DEED**

Excise Tax: \$ 0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6875-73-2169.00

Mail after recording to: BOX 24

This instrument was prepared by: The Law Office of Clint Calaway

**\*\*NO TITLE SEARCH REQUESTED OR PERFORMED\*\***

THIS DEED made this 30<sup>th</sup> day of April 2015, by and between

**GRANTOR**

**FELECIA J. CAMPBELL (SEPARATED)**

**MAILING ADDRESS: 215-C RAVEN RIDGE DRIVE, KERNERSVILLE, NC 27284**

**and RONALD D. CAMPBELL (SEPARATED)**

**GRANTEE**

**RONALD D. CAMPBELL**

**PROPERTY ADDRESS: 940 KAYE GIBBONS COURT  
KERNERSVILLE, NC 27284-9552**

**MAILING ADDRESS: 940 KAYE GIBBONS COURT  
KERNERSVILLE, NC 27284-9552**

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" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2558, Page 2274.

A map showing the above described property is recorded in Plat Book 41, Page 20.

\*The above described property does NOT include the primary residence of the Grantor.\*

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.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Felecia J. Campbell (SEAL)  
FELECIA J. CAMPBELL

Ronald D. Campbell (SEAL)  
RONALD D. CAMPBELL

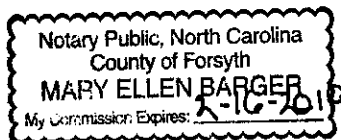
NORTH CAROLINA Forsyth COUNTY

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 therein and in the capacity indicated: FELECIA J. CAMPBELL (SEPARATED), Grantor(s). Witness my hand and official stamp or seal, this the 30th day of April, 2015.

My Commission Expires: 2-16-2019

Mary Ellen Barger  
Notary Public

Print Notary Name: Mary Ellen Barger



NORTH CAROLINA Forsyth 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 therein and in the capacity indicated: RONALD D. CAMPBELL (SEPARATED), Grantor(s). Witness my hand and official stamp or seal, this the 30th day of April, 2015.

My Commission Expires: 2-16-2019

Mary Ellen Barger  
Notary Public

Print Notary Name: Mary Ellen Barger

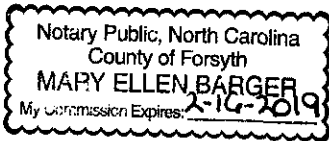


Exhibit "A"

BEING KNOWN AND DESIGNATED AS LOT NUMBER 15, AS SHOWN ON THE PLAT ENTITLED THE AUTHORS, SECTION FOUR, AS RECORDED IN PLAT BOOK 41, PAGE 20, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ANY LOT CONVEYED WHICH IS A PART OF THE AUTHORS SHALL BE SUBJECT TO THE PLAN OF DEVELOPMENT AS THE SAME IS RECORDED IN BOOK 1839 AT PAGE 3416, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND ANY AMENDMENTS THERETO.

BY ACCEPTANCE AND RECORDATION OF THIS DEED, AS THE SAME RELATES TO THE LOT WHICH IS HEREBY CONVEYED AND IS A PART OF THE AUTHORS, THE GRANTEE AND EACH OF THEM ACKNOWLEDGE THAT THE LOT ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE AFORESAID PLAN OF DEVELOPMENT AND THAT THE GRANTEE AND EACH OF THEM SHALL BE OBLIGATED TO BECOME AND REMAIN A MEMBER OF THE AUTHORS HOMEOWNERS ASSOCIATION SO LONG AS THE GRANTEE AND EACH OF THEM SHALL OWN THE ABOVE DESCRIBED LOT OR ANY LOTS IN THE AUTHORS; THAT THE GRANTEE AND EACH OF THEM SHALL BE OBLIGATED TO PAY SUCH DUES, ASSESSMENTS AND OTHER SUMS AS MAY BE IMPOSED FROM TIME TO TIME PURSUANT TO THE TERMS OF THE PLAN OF DEVELOPMENT AS REFERRED TO ABOVE.