



2016005095 00071

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$96.00

PRESENTED & RECORDED:
02-12-2016 11:03:18 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: OLIVIA DOYLE
ASST

BK: RE 3271

PG: 2254-2256

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$96.00

Parcel Identifier No. 6827-51-2491.00

Verified by Forsyth County on the ____ day of _____, 2016

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Unit 2006, Aspen Park Condos, Phase III, Section 8

THIS DEED made this 10th day of February, 2016, by and between

GRANTOR

GRANTEE

Dean Nelson Hewitt and wife, Bobbi Smith Hewitt

Florian Neuhauser and wife, Sarah Marie Neuhauser

Mailing Address: 1217 Melrose Street
Winston-Salem, NC 27103

Property Address: 2006 Aspen Way
Winston-Salem, NC 27106

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 Grantor's interest in and to that certain lot or parcel of land situated in the ~~Town of Kernersville~~, Forsyth County, North Carolina and more particularly described as follows: see Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 2953, Page 838, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 3, Pages 95-98, 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 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:

Easements, rights-of-way and restrictions of record, if any and taxes for the current year which shall be prorated through the closing date.

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

Bobbi Smith Hewitt
Bobbi Smith Hewitt

Dean Nelson Hewitt
Dean Nelson Hewitt

State of North Carolina - County of Harnett

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: Bobbi Smith Hewitt and Dean Nelson Hewitt.

Date: 02-10-16

Darleen B. Miller
Notary Public

Darleen B. Miller
Print Name

My commission expires: 06-28-2020

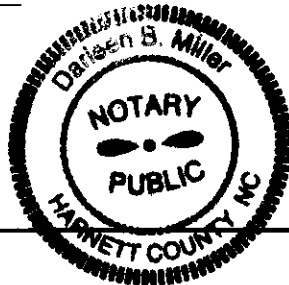


Exhibit A

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 2006 AS DESCRIBED IN THE PLANS OF ASPEN PARK CONDOMINIUM, PHASE III, SECTION 8, WHICH ARE RECORDED IN CONDOMINIUM BOOK 3 AT PAGES 95 THROUGH 98, INCLUSIVE, IN 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 M. DAVIS, III, ET AL, AND RECORDED IN BOOK 1516 AT PAGES 537 THROUGH 549 (PLUS EXHIBITS), ET SEQ. ON THE 22ND DAY OF NOVEMBER, 1985; AND PURSUANT THERETO, MEMBERSHIP IN ASPEN PARK RECREATIONAL CORPORATION, A NORTH CAROLINA NON-PROFIT CORPORATION; AND

TOGETHER WITH ALL RIGHTS OF GRANTORS IN AND TO THE LIMITED COMMON AREAS AND FACILITIES APPURTENANT TO SAID UNIT; AND

SUBJECT TO SAID DECLARATION OF CONDOMINIUM AND THE BYLAWS ANNEXED 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) 1.470588 AS THE PERCENTAGE OF UNDIVIDED FEE SIMPLE INTEREST APPERTAINING TO THE ABOVE UNITE IN THE COMMON AREAS AND FACILITIES, WHICH PERCENTAGE OF OWNERSHIP MAY BE REDUCED AS PROVIDED THEREIN; THE REDUCTION OF SAID PERCENTAGE OF OWNERSHIP, THE GRANTEEES HEREIN SPECIFICALLY AGREE TO AND ACKNOWLEDGE THEIR ACCEPTANCE BY THE ACCEPTING OF THIS DEED; (2) THE USE AND RESTRICTION OF USE OF THE UNIT FOR RESIDENTIAL AND LODGING ACCOMMODATION PURPOSES, AND OTHER USES REASONABLY INCIDENTAL THERETO; (3) PROPERTY RIGHTS OF GRANTEEES AS A UNIT OWNER AND ANY GUESTS OR INVITEES OF THE GRANTEEES, IN AND TO THE COMMON AREAS; (4) THE OBLIGATIONS AND RESPONSIBILITY OF GRANTEEES FOR REGULAR MONTHLY ASSESSMENTS AND SPECIAL ASSESSMENTS, AND THE EFFECT OF NONPAYMENT THEREOF AS SET FORTH IN THE DECLARATION AND BY-LAWS ANNEXED THERETO; (5) THE LIMITATIONS UPON THE USE OF THE COMMON AREAS; (6) THE OBLIGATIONS OF GRANTEEES AND THE ASSOCIATION MENTIONED IN THE BY-LAWS FOR MAINTENANCE; AND (7) RESTRICTIONS UPON USE OF THE UNIT OWNERSHIP AND REAL PROPERTY CONVEYED HEREBY.

TAX BLOCK 6078, TAX LOT 006A, FORSYTH COUNTY TAX MAPS.