



2016011085 00181

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$84.00

PRESENTED & RECORDED:
03-30-2016 04:28:49 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S L POINDEXTER
DPTY

BK: RE 3278
PG: 1280-1283

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$84.00

Block 6078 , Lot 302
PIN 6078-51-8217

Grantor Address: 96 Isabella Street
North East, PA 16428

Grantee's Address: P.O. Box 76
Bethania, NC 27010-0076

This instrument was prepared by: R. Brandt Deal (Box 9)

Brief Description for the Index:Condo Unit 1302, Aspen Park Condominiums, Phase II, Section 5-A,Condo Book 1,Pgs 149-151

This Deed made this 24th day of March, 2016, by and between

GRANTOR: Cheryl E. Buscemi, unmarried
Gregory A. Buscemi, unmarried

GRANTEE: Haining Yi

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

See attached Exhibit "A" which is incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

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 Grantors covenant with the Grantee, the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record, if any and 2016 ad valorem taxes.

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

Cheryl E. Buscemi (Seal)
Cheryl E. Buscemi, unmarried

Gregory A. Buscemi, unmarried (Seal)

STATE OF PA, COUNTY OF ERIE:

I, Heather L. Hinkler, A Notary Public of Erie County, State of PA, certify that Cheryl E. Buscemi personally came before me this day and she acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 24 day of March, ~~2016~~ **COMMONWEALTH OF PENNSYLVANIA**

Heather L. Hinkler
Notary Public

NOTARIAL SEAL
HEATHER L. HINKLER, NOTARY PUBLIC
NORTH EAST BORO, ERIE COUNTY
MY COMMISSION EXPIRES MAY 26, 2017

(Notary Seal)

My Commission Expires: May 26, 2017

~~STATE OF _____, COUNTY OF _____:~~

~~I, _____, A Notary Public of _____ County, State of _____, certify that Gregory A. Buscemi personally came before me this day and he acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.~~

~~Witness my hand and official stamp or seal, this _____ day of March, 2016.~~

~~_____
Notary Public~~

~~(Notary Seal)~~

~~My Commission Expires: _____~~

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

Cheryl E. Buscemi, unmarried (Seal)

[Signature]

Gregory A. Buscemi, unmarried (Seal)

STATE OF North Carolina, COUNTY OF Durham :

I, Anthony House, A Notary Public of Durham County, State of North Carolina, certify that Cheryl E. Buscemi personally came before me this day and she acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 29th day of March, 2016.

**Anthony Dwight House
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 10/13/2019**

[Signature]
Notary Public

My Commission Expires: 10/13/19

STATE OF North Carolina, COUNTY OF Durham :

I, Anthony House, A Notary Public of Durham County, State of North Carolina, certify that Gregory A. Buscemi personally came before me this day and he acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 29th day of March, 2016.

(Notary Seal)

[Signature]
Notary Public

My Commission Expires: 10/13/19

**Anthony Dwight House
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 10/13/2019**

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