

**2016020936 00093**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$698.00**  
PRESENTED & RECORDED  
06/02/2016 02:53:40 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
BK: RE 3289  
PG: 2934 - 2936

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$ 698.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6835-16-7982.00

Mail after recording to: *Grantees & Address Shown Below*

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 2nd day of JUNE, 2016 by and between

**GRANTOR**

MEL ALLEN SCHLESINGER AND WIFE, PATRICIA SCHLESINGER  
3001 LOOKOUT COURT  
WINSTON SALEM, NC 27106

**GRANTEE**

GERALD L. SYKES AND WIFE, LORI H. SYKES  
1 PARK VISTA LANE, Unit 120  
WINSTON SALEM, NC 27101

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2980, Page 1174, FORSYTH County Registry.

A map showing the above described property is recorded in CONDO Book 8, Page 82-86, and referenced within this instrument.

The above described property  does  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.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

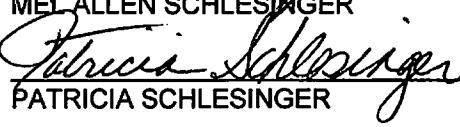
**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

(ENTITY NAME)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

  
MEL ALLEN SCHLESINGER

  
PATRICIA SCHLESINGER

(SEAL)

(SEAL)

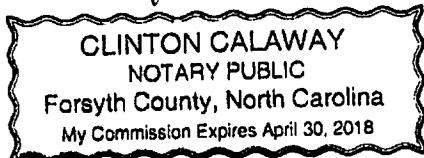
(SEAL)

(SEAL)

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 signed the foregoing document: MEL ALLEN SCHLESINGER AND PATRICIA SCHLESINGER. Witness my hand and official stamp or seal, this the 2 day of June, 2016.

My Commission Expires: 4/30/18



  
Notary Public

Print Notary Name: \_\_\_\_\_

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

  
Notary Public

Print Notary Name: \_\_\_\_\_

Exhibit "A"

**BEING KNOWN AND DESIGNATED** as Unit No. 120 as shown on the Condominium Plat of ONE PARK VISTA CONDOMINIUMS as recorded in Condominium and Unit Ownership Book 8, Page(s) 82 through 86, ("One Park Vista") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**CONVEYED HEREWITH** is an undivided 0.0220% fee simple interest in and to the Common Elements shown on the recorded plat and all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium for One Park Vista Condominiums" (the "Declaration") and recorded in the Office of the Register of Deeds of Forsyth County in Book 2851, Page 384, as amended.

**TOGETHER** with all rights and easements appurtenant to the above-described unit as specifically enumerated in the Declaration, including but not limited to, membership in One Park Vista Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association").

**TOGETHER** with the right of ingress and egress from and to the above-described unit over the Common Elements of One Park Vista, and the right to use the Common Elements of One Park Vista for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of One Park Vista.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, the Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to, (i) all restrictions on use of the units and Common Elements of One Park Vista, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.