

2016025524 00044
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$147.00
PRESENTED & RECORDED
07/01/2016 10:27:09 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3295
PG: 437 - 441

This instrument prepared by: J. LaRoss Ketner, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
upon disbursement of closing proceeds.

After recording: GRANTEE:1661 South Marblehead Rd, Lewisville, NC 27023

STAMPS \$147.00

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH) **NORTH CAROLINA**
) **GENERAL WARRANTY DEED**

THIS DEED, made this 1st day of July, 2016, by and between **Barry Stanley Washington and wife, Camilla F. Washington**, 5482 Taylors Run Dr, Clemmons, NC 27012, (hereinafter called "Grantor") and **Good People Win, LLC, a North Carolina limited liability company**, 1661 South Marblehead Rd, Lewisville, NC 27023, (hereinafter called "Grantee"). 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. *The property hereby conveyed does not include the primary residence of the Grantor.*

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 and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

Tract 1: 204 Royal Forest Ct. BK 2899, PG 3567
LYING and being located in Forsyth County, North Carolina,
NCPIN #6804-88-4680.00, and being more particularly described
as follows:

Being known and designated as Lot 119, Little Creek IV Condominiums, as shown on that Map recorded in Condominium Book 3, Page 133, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

There is conveyed herewith a permanent non-exclusive easement of ingress, egress and regress affording access to the above-described property from Old Vineyard Road over a 30-foot paved drive located on property described in Exhibit "1" attached hereto and incorporated herein by reference. Also assigned hereby are those rights set forth in Exhibit "2" attached hereto and incorporated herein by reference.

Exhibit "1" (Access Easement)

Beginning at a point within the South right-of-way line of Old Vineyard Road located South 76 deg. 06' East 3.50 feet from the northeast corner of property now or formerly owned by Transou; running thence South 76 deg. 06' East 30 feet to a point within said right of way; thence South 13 deg. 10' West 197.10 feet to a point; thence South 15 deg. 13' West 221.87 feet to a point; thence along the arc of a curve to the left having a chord direction and distance of South 03 deg. 01 '13" West 136.58 feet to a point; thence South 09 deg. 11' East 60 feet to a point; thence along the arc of a curve to the left having a chord direction and distance of South 21 deg. 56' East 81.16 feet to a point; thence along the arc of a curve to the right having a chord direction and distance of South 07 deg. 26' East 93.75 feet to a point; thence along the arc of a curve to the left having a chord direction and distance of South 11 deg. 46 min. West 84.65 feet to a point; thence South 03 deg. 22 min. West 119.14 feet to a point in the north line of property conveyed herein; thence with said north line North 87 deg. 23' West 30 feet to a point; thence North 03 deg. 22 min. East 119.34 feet to a point; thence along the arc of a curve to the right having a chord direction and distance of North 11 deg. 46 min. East 93.42 feet to a point; thence along the arc of a curve to the left having a chord direction and distance of North 07 deg. 26' West 66.27 feet to a point; thence along the arc of a curve to the right and having a chord direction and distance of North 21 deg. 56' West 94.48 feet to a point; thence North 09 deg. 11' West 60 feet to a point; thence along the arc of a curve to the right having a chord direction and distance of North 03 deg. 01' East 149.26 feet to a point; thence North 15 deg. 13' East 221.41 feet to a point located 5.82 feet easterly from the southeastern corner of property now or formerly owned by Transou; thence North 13 deg. 10' East 196.65 feet to the point and place of beginning, being a private drive as shown on plat entitled "Map or 30 foot private access easement"

dated 811117, recorded in Plat Book 26, Page 137, said easement having been reserved in deed from National Investors to The Villas of Winston-Salem, Inc., dated October 31, 1980, recorded in Book 1319, Page 209, Forsyth County, North Carolina Registry.

Exhibit "2" (Condominium Rights)

Also conveyed and assigned hereby is that right and license to use the presently existing swimming pool and concrete apron as shown on recorded plat of The Villas of Winston-Salem, Inc. together with the obligations related thereto as set forth in Declaration of Condominium recorded in Book 1323, Page 622, Forsyth County, North Carolina Registry.

(Reservation Easement)

Subject to that 30-foot private access and utility easement and emergency turn around and 25-foot private access and utility easement shown on map of Little Creek III Condominiums dated September 25, 1984 by Otis A. Jones Surveying Co., Inc. recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Condominium Book 2, at page 94.

Tract 2: 4063 Greene Haven #132 BK 2557, PG 1709

LYING and being located in Forsyth County, North Carolina, NCPIN #6843-45-0847.00, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No. 132, as shown on a plat or plats entitled GREEN HAVEN CONDOMINIUMS, PHASE IV, recorded in Condominium and Unit Ownership Book 3 at Pages 99 & 100, 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 an undivided 2.272% fee simple interest in and to the common area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by G.L.G. Corporation, recorded in the Office of the Register of Deeds of Forsyth County in Book 1409, Page 320 and amended in Book 1411, Page 1276 and restated in Book 1465, Page 535; Book 1490, Page 882 and Book 1517, Page 738 and pursuant thereto membership in Greene Haven Condominiums Homeowners Association, a North Carolina Non-Profit Corporation, recorded with the Declaration of

Condominium as Exhibit "D".

TOGETHER with all rights of a seller in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress over Greene Haven Drive, a 30-foot wide roadway (which flares at the intersection of Teague Road) shown on the recorded plat above referred to.

SUBJECT to the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in the entirety, and by way of illustration, and not by way of limitation, provide for (1) 2.272% 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 for residential and lodging accommodations purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchasers as a unit owner, and any guests or invitees of the Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Area; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Green Haven Drive by Seller and Lender(s) for access to adjoining property.

The property herein above described was acquired by Grantor by instrument recorded in Tract 1: Book 2899, Page 3567; Tract 2: Book 2557, Page 1709.

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 the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein after stated.

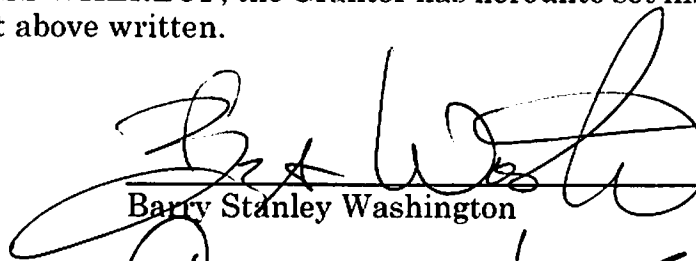
Title on the property herein above described is subject to the following exceptions:

- a) ad valorem taxes for the current year, and subsequent years, not yet due

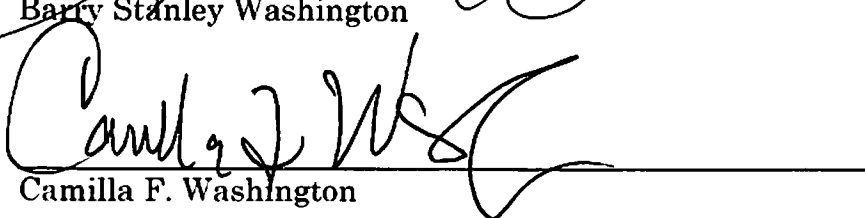
and payable.

- b) This conveyance is made expressly subject to any and all rights-of-way, conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.
- c) Applicable zoning and other land use regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.



 Barry Stanley Washington



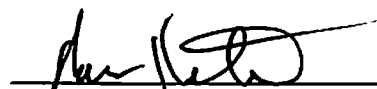
 Camilla F. Washington

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

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: Barry Stanley Washington and wife, Camilla F. Washington.

Witness my hand and official stamp or seal, this 1st day of July, 2016.



 Notary Public

My Commission Expires: May 6, 2021

