

2016027526 00211FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$73.00**

PRESENTED & RECORDED

07/15/2016 03:10:24 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3297**PG: 1194 - 1196**Mail deed and tax bills to Grantee: **507 Inverness Drive, Winston-Salem, NC 27107**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$73.00

Brief description: **Unit 103, South Wind Villas, Section One**

GENERAL WARRANTY DEED

THIS DEED made this 15th day of July, 2016, by and between:

GRANTOR: FRANCES G. BEATTIE (unmarried) Grantor address: 73 40 th Avenue Drive NE Hickory, NC 28601-9088	GRANTEE: CARDINAL PROPERTIES 4005, LLC, a North Carolina limited liability company Grantee address: 507 Inverness Drive Winston-Salem, NC 27107
The property 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 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 hereby incorporated by reference.

Property Address: **4005 South Bend Drive, Winston-Salem, NC 27107**

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Frances G. Beattie (Seal)
Frances G. Beattie (unmarried)

North Carolina, Forsyth County

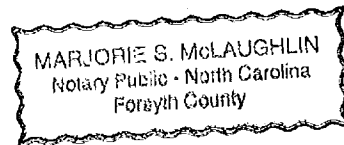
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Frances G. Beattie

July 15, 2016

Place notary seal below this line:

Marjorie S. McLaughlin
Notary Public – Marjorie S. McLaughlin



My Commission Expires – February 12, 2020

EXHIBIT A

**Cardinal Properties 4005, LLC
Unit 103, South Wind Villas, Section One
4005 South Bend Drive**

Property Description:

BEING KNOWN AND DESIGNATED as **Unit 103 of South Wind Villas, Section One** recorded in **Condominium Plat Book 1, Pages 99 - 101**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with and subject to all conditions, rights and easements and the undivided interest in the common area set forth in the Declaration of Condominium (and any amendments thereto) for South Wind Villas, including but not limited to the documents recorded in Book 1343, Page 952; Book 1370, Page 691; Book 1389, Page 225; Book 1395, Page 1057; Book 1409, Page 454; Book 1422, Page 1662; Book 1467, Page 165; Book 1478, Page 1608; Book 1524, Page 16; Book 1525, Page 124; Book 1547, Page 295; Book 1568, Page 1273; Book 1573, Page 774; Book 1681, Page 1614; Book 1698, Page 2328; Book 1707, Page 4112; Book 1709, Page 3867; Book 1760, Page 1336 and Book 1804, Page 98, Forsyth County Registry and pursuant to membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1343, Page 989, Forsyth County Registry.

This is the same property as described in Book 1351, Page 448, Forsyth County Registry and is designated as Tax PIN 6843-35-5043.00 (Block 2667A, Lot 103) on the Forsyth County tax maps.