



2018026735 00057

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$100.00

PRESENTED & RECORDED
07-13-2018 09:16:25 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3414
PG: 3659-3661

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 6827-51-2491.000 Verified by Forsyth County on the ___ day of _____, 2018

By: _____

Mail/Box to: Holton Box 66

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

Brief description for the Index: Unit 2006, Aspem Park Condominiums, Phase III, Section 8

THIS DEED made this ___ day of July 2018, by and between

GRANTOR

GRANTEE

Florian Neuhauser and wife, Sarah Marie Neuhauser

Devin Burke Hahn

Mailing Address: 1201 McDuffie Street, #198
Houston, TX 77019

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 City of Winston-Salem, 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 3271, Page 2254, 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 real property 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.

Florian Neuhauser (SEAL)
Florian Neuhauser

Sarah Marie Neuhauser (SEAL)
Sarah Marie Neuhauser

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: Florian Neuhauser and Sarah Marie Neuhauser.

Date: *July 17th, 2018*

Cassidy J. Miller
Notary Public

Cassidy J. Miller
Print Name

My commission expires: *July 30th, 2022*

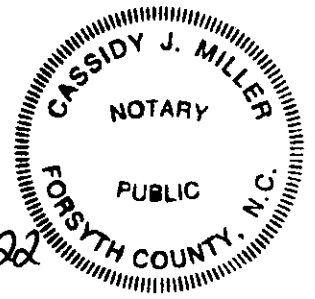


Exhibit A

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 GRANTEES 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 GRANTEES AS A UNIT OWNER AND ANY GUESTS OR INVITEES OF THE GRANTEES, IN AND TO THE COMMON AREAS; (4) THE OBLIGATIONS AND RESPONSIBILITY OF GRANTEES 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 GRANTEES 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.