



2019020804 00234

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$90.00

PRESENTED & RECORDED:  
06-03-2019 04:28:34 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY EVELYN K. OIXON  
DPTY

**BK: RE 3463**  
**PG: 3459-3461**

TAX ID NUMBER: **6843-35-8114.000**  
PREPARED BY: **David A. Wallace Box 60**  
Mail Future Tax Bills To: **Grantee at 130 Silverthorne Court WSNC 27103**  
Excise Tax **\$90.00**

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

This conveyance does not include Grantor's primary residence

THIS DEED made this 3rd day of June, 2019 by **Janet Elaine Renegar** (not married) (f/k/a Elaine Renegar Kahle) (hereinafter referred to as "Grantor") to **Angela F. Manning** and husband, **Robert L. Manning Jr.**, and **Trinity A. Manning** (hereinafter referred to as "Grantee"), Trinity A. Manning to hold title as Joint Tenant with Right of Survivorship.

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.

That the Grantor, for 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 in Forsyth County, North Carolina described as follows:

**See Attached Legal Description**  
**Address: 914 South Ridge Court Unit 131, Winston-Salem, NC 27107**

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 herein above described is subject to the following exceptions: Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal as of the day and year stated below.

*Janet Elaine Renegar*  
Janet Elaine Renegar

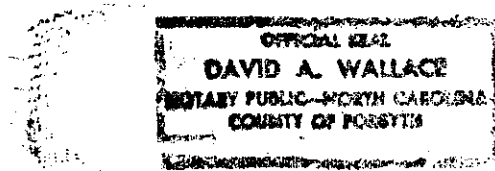
STATE OF NORTH CAROLINA - County of Forsyth

I, David A. Wallace, a Notary Public of Forsyth County, North Carolina certify that **Janet Elaine Renegar** personally appeared before me this day and acknowledge the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3<sup>rd</sup> day of June, 2019

*David A. Wallace*  
David A. Wallace, Notary Public

My Commission Expires: 11/29/2019

Seal



---

**BEING KNOWN AND DESIGNATED as Unit 131 as shown on the Plat of "SOUTH WIND VILLAS " as recorded in Unit Ownership Book 2 at Pages 18, 19, and 20, 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 as issued by Kennedy Associates and recorded in Book 1443 at page 952 et. seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation recorded in Book 1343 at Page 989 in the Office of the Register of Deeds of Forsyth County, North Carolina, and**

**SUBJECT to said Declaration and By-Laws annexed thereto which, with all attachments thereto are incorporated herein by reference, and by way of illustration and not by way of limitation, provide for: (1) 1.785714 as the percentage of undivided fee simple interest to the above unit in the Common Areas and Facilities; which percentage may be reduced as provided therein (2) Use and restriction of use of Unit for residential and lodging purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner and any guests or invitees of the Purchaser, in and to the Common Areas; (4) Obligations of members 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 uses of Common Areas and Facilities; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon the use of the unit in real property conveyed hereby.**