

2020004535 00283

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

\$102.00
PRESENTED & RECORDED
01/31/2020 04:11:53 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3506
PG: 17 - 19

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$102.00

Primary Residence: No

Parcel Identifier No. 6843-35-8896.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law, 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.

Brief description for the Index: _____

THIS DEED made this 21st day of January, 2020, by and between

GRANTOR	GRANTEE
RONNIE D. CHRISTIAN, UNMARRIED 505 WALLRIDGE DRIVE WISNTON-SALEN, NC 27106	REYMOND TAN, MARRIED 11152 RIVER OAKS DRIVE NW CONCORD, NC 28027

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 situated in the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 2007, Page 236.

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www.JamesWilliams.com

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:

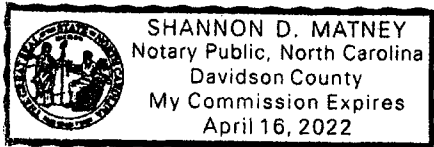
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written,

Ronnie D. Christian (SEAL)
RONNIE D. CHRISTIAN

State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that RONNIE D. CHRISTIAN personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 21st day of January, 2020.



Shannon D. Matney
Shannon D. Matney, Notary Public

My Commission Expires:

April 16, 2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Being known and designated as Unit No. 248 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase III - Section Three recorded in Unit Ownership Book No. 4, pages 101-102 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

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Kennedy Associates, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1343, Page 952 et seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1343, Page 989, Forsyth County Registry.

Together with all rights of Seller in and to the Limited Common Areas and Facilities appurtenant to said unit; and

Subject to the said Declaration of Condominium and the By-Laws annexed thereto and the Amendment 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) .684931 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 of unit for residential and lodging accommodation 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 Area; (4) Obligations and responsibilities of the Purchaser for regular monthly payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

Property Address: 1038 Cedar Place Court, #248
Winston-Salem, NC 27107