

**2020017838 00161**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
05/04/2020 02:36:14 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3522**  
**PG: 2782 - 2784**

## NORTH CAROLINA GENERAL WARRANTY DEED

**EXCISE TAX: NTC**

Mail after recording to: Grantee @ 316 Lake Point, Belows Creek NC 27009

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. 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: UNIT NO 1104, ASPEN PARK CONDOS PH II SECT 5-B

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**THIS DEED** made this 4TH day of MAY, 2020, by and between

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**GRANTOR: ROBERT WILLIAM GROOMS AND WIFE, MELINDA LEE GROOMS**  
Mailing Address: 316 Lake Point, Belows Creek, NC 27009

**GRANTEE: THE DAKOTA HILL COMPANY, A NEVADA CORPORATION**  
Property Address: 1104 Aspenwood Ct., 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:**

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 being more particularly described as follows:

***This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)***

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AND BEING ALL OF THE SAME PROPERTY DESCRIBED IN DEED BOOK 2639, PAGE 3616 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA

PARCEL #6827-51-8486.000

PROPERTY ADDRESS: 1104 ASPENWOOD CT WINSTON SALEM NC 27106

Prior instrument reference: Book 2639 at Page 3616.

A map showing the above described property is recorded in Condo Plat Book 1 at Pages 163-165

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, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

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

Robert William Grooms (SEAL)  
ROBERT WILLIAM GROOMS

Melinda Lee Grooms (SEAL)  
MELINDA LEE GROOMS

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify that **ROBERT WILLIAM GROOMS AND MELINDA LEE GROOMS**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 4<sup>th</sup> day of MAY 2020.

Voula Boutis Tselides  
Notary Public  
Guilford County, NC  
My Commission Expires 12/29/2022

[Signature]  
Notary Public

My commission expires: 12/29/2022

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED as Condominium Unit No. 1104 as described in the plans of Aspen Park Condominiums, Phase II, Section 5-B, which are recorded in Condominium Book 1 at Pages 163 through 165, inclusive, 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" issued by John N. Davis, III, et al., and recorded in Book 1375 at Pages 336 through 373, on the 6<sup>th</sup> day of October, 1982; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and**

**TOGETHER with all rights of Grantor 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 which, with all attachments thereto, are incorporated herein as if set forth in their entirety.**

**Property Address: 1104 Aspenwood Ct., Winston-Salem NC 27106**

**Tax Lot 104 of Tax Lot 6078**