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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$232.00

PRESENTED & RECORDED

11/22/2021 02:27:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3657**PG: 1854 - 1856**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$232.00**

Parcel Identifier No. 6827-51-3499.00 Verified by _____ County on the ____ day of November, 2021

By: _____

Mail/Box to: Grantee, PO Box 1599, Southampton, NY 11969

This instrument was prepared by: Shaída Horner, Esq. 8325 Tuscany Drive, Lewisville, NC 27023 (no title search requested or performed)

Brief description for the Index: Unit 1906, Aspen Park Condominiums, Phase III, Section 7-C, Winston-Salem, NC 27106

THIS DEED made this **22nd** day of November, 2021, by and between

GRANTOR	GRANTEE
ONE MORE TIME, LLC 8325 Tuscany Drive Lewisville, NC 27023	DANIEL RICHARD, RONALD RICHARD and BERTHA RICHARD 1906 Aspen Way Winston-Salem, NC 27106

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 1906 Aspen Way, Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2384, at Page 3304, Forsyth County Registry.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of Grantor.

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

A map showing the above described property is recorded in Plat Book _____ Page _____.

TO HAVE AND TO HOLD the aforesaid condominium unit (together with its interest in and to the common areas and facilities (whether general or limited; and all other rights and easements appurtenant to the unit) and all privileges and appurtenances thereto belonging to the Property 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:

- 1. Ad valorem taxes for the year 2021 and subsequent years
- 2. Easements, covenants, conditions, reservations, liens, restrictions, rights of way, utility easements and declarations of record
- 3. Assessments by the Condominium Owners' Association
- 4. Development Rights as described in the Declaration of Condominium for Aspen Park Condominiums

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

ONE MORE TIME, LLC

By:  MANAGER

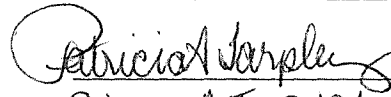
Shaída Horner, Manager

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Shaída Horner personally came before me this day and acknowledged that she is the Manager of ONE MORE TIME, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 22 day of November, 2021.

My Commission Expires: 10/12/2026

(Affix Seal)


Patricia A. Tarpley, Notary Public

Notary's Printed or Typed Name

EXHIBIT A

BEING KNOWN AND DESIGNATED as Condominium Unit 1906 as described in the plans of ASPEN PARK CONDOMINIUMS, Phase III, Section 7-C, which are recorded in Condominium Book 2, Pages 97 through 99, 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 1462, Pages 214 through 258, on October 29, 1984; and pursuant thereto, membership in Aspen Park Recreation 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; and by way of illustration and not by way of limitation provide for: (1) 1.923077 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; 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 non-payment thereof as set forth in the Declaration and the 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 thereby.