

2022016294 00189

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED
 04/05/2022 03:37:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3686
PG: 2992 - 2994

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$550.00

Parcel Identifier No. 5893-07-0377.000 Verified by _____ County on the ____ day of _____, 2022

By: _____

Mail/Box to: 2245-A Lewisville-Clemmons Road, Clemmons, NC 27012

This instrument was prepared by: *David T. Kasper, 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: 2245-A Lewisville-Clemmons Road, Clemmons, NC 27012

THIS DEED made this 5th day of April, 2022, by and between

GRANTOR

Brian Paul Donadio and spouse, Randi Donadio

670 Chester Road, Winston-Salem, NC 27104

GRANTEE

VidalsKingdom, LLC

Property: 2245-A Lewisville-Clemmons Road
 Clemmons, NC 27012

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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A for property description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3683, Page 3114.

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

A map showing the above described property is recorded in Condo Book 5, page 35-36; and Condo Book 5, page 3-4.

Submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 and Restrictions on record, if any, and current years Ad Valorem Taxes.

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

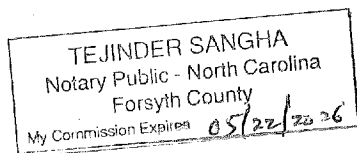
_____	<u>Brian Paul Donadio</u>	(SEAL)
(Entity Name)	Brian Paul Donadio	
By: _____	<u>Randi Donadio</u>	(SEAL)
Print/Type Name & Title: _____	Randi Donadio	
By: _____	_____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	
By: _____	_____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify **Brian Paul Donadio and spouse, Randi Donadio** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day of March, 2022.

My Commission Expires: MAY 22, 2026

(Affix Seal)



Tejinder Sangha

Notary Public

TEJINDER SANGHA

Notary's Printed or Typed Name

EXHIBIT A

BEING KNOWN and designated as Unit A, Phase III, Clemmons Village Professional Center Condominiums located in the Township of Lewisville/Clemmons, Forsyth County, North Carolina, as designated and described in the Declaration of Clemmons Village Professional Center, a Condominium, recorded in Deed Book 1888, Page 811 (including all subsequent amendments thereto, the "Declaration"), and in Condominium Plat Book 4, at Pages 188 and 189, and Condominium Plat Book 5, at Pages 3 and 4, and Condominium Plat Book 5, at Pages 35 and 36, all in the office of the Forsyth County Register of Deeds; together with a 5.5660% undivided interest in fee simple in the General Common Area and an easement in the Limited Common Area and Facilities declared therein to be appurtenant to said Unit. The land upon which the buildings and improvements are located is situated at the intersection of Lewisville-Clemmons Road and Peacehaven Road in the township of Lewisville/Clemmons, North Carolina, and is fully described in the Declaration, the Declaration being incorporated hereby by reference.

Subject to the Declaration 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) 5.5660% as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities; (2) Use and restriction of use of the Unit for professional office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Grantee 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) Limitations upon use of Common Areas and Facilities; (6) Obligations of Grantee and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the Unit Ownership in real property conveyed hereby.