

**2023023306 00113**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$268.00**

PRESENTED & RECORDED  
07/11/2023 02:57:48 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3762**  
**PG: 3813 - 3815**

**GENERAL WARRANTY DEED**

Excise Tax: **\$268.00**

Tax Parcel ID No. 6827-51-3499.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: 5224 MountainView Rd Winston Salem, NC 27104

This instrument was prepared by: **Thomas G. Jacobs, 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: Unit 1906, Aspen Park Condominiums, Phase III, Section 7-C, Winston-Salem, NC 27106

THIS DEED, made this the **11th** day of **July**, 20**23**, by and between

**GRANTOR:**

**Daniel Richard, unmarried and Ronald Richard and spouse, Bertha Richard**  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** **Jeffrey Trinh and Barbara Trinh**

whose mailing address is 1906 Aspen Way, Winston-Salem, NC 27106  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3657 Page 1854-1856, and being reflected on plat(s) recorded in Map/Plat Book     , page/slide     .

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: Daniel Richard  
Print/Type Name & Title: \_\_\_\_\_

Daniel Richard (SEAL)  
Daniel Richard

By: Ronald Richard  
Print/Type Name & Title: \_\_\_\_\_

Ronald Richard (SEAL)  
Ronald Richard

By: Bertha Richard  
Print/Type Name & Title: \_\_\_\_\_

Bertha Richard (SEAL)  
Bertha Richard

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of New York  
County of Suffolk  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Daniel Richard  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: 7/6/2023  
Jayne D Buck Notary Public  
Jayne D Buck Notary's Printed or Typed Name  
My Commission Expires: 7/6/2026

(Official/Notarial Seal)  
JAYNE D BUCK  
NOTARY PUBLIC - STATE OF NEW YORK  
Registration No. 01BU4998698  
Qualified in Suffolk County  
Commission Expires July 6, 2026

State of New York  
County of Suffolk  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Ronald Richard and Bertha Richard  
\_\_\_\_\_ [insert name(s) of principal(s)].  
Date: 7/6/2023  
Jayne D Buck Notary Public  
Jayne D Buck Notary's Printed or Typed Name  
My Commission Expires: 7/6/2026

(Official/Notarial Seal)  
JAYNE D BUCK  
NOTARY PUBLIC - STATE OF NEW YORK  
Registration No. 01BU4998698  
Qualified in Suffolk County  
Commission Expires July 6, 2026

**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.