

2023024896 00064FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00PRESENTED & RECORDED
07/24/2023 12:04:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3764
PG: 3250 - 3253**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$260.00

Parcel Identifier No. 6827-51-8486

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

*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: Condo 1104, Aspen Park Condominiums, Phase II, Sec 5-B, Condo Book 1 PG 163
- 165,THIS DEED made the 17 day of July, 2023, by and between

| GRANTOR | GRANTEE |
|---|--|
| The Dakota Hill Company, <i>a Nevada corporation</i> | Timothy Ray Sutphin |
| Grantor Address: 316 Lake Point Lane Belews Creek, NC 27009 | Property Address: 1104 Aspenwood Court 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, 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3522, Page 2782, Forsyth County Registry.

Submitted electronically by "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

The Dakota Hill Company, a Nevada Corporation

By: R Grooms (SEAL)
Ray Grooms, President

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Ray Grooms, President of The Dakota Hill Company personally came before me this day and acknowledged that he/she is President of The Dakota Hill Company, a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 17 day of July, 2023.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

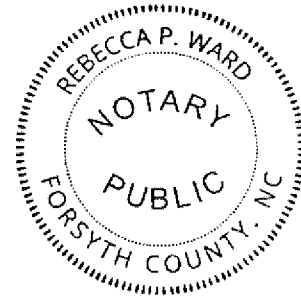


Exhibit "A"
Property of Timothy Ray Sutphin
1104 Aspenwood Court

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 6th 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.

The subject property is the same as that property described in Deed Book 3522, Page 2782, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-51-8486 on the Forsyth County Tax Maps.