

2023029034 00049FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$260.00PRESENTED & RECORDED
08/24/2023 11:30:56 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3769****PG: 3303 - 3304****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 260.00

Parcel Identifier No.: 6827-51-6299 (Block 6078, Lot 402)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 5257 Ivystone Lane, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 1402, Aspen Park Condominiums

THIS DEED made this 23 day of August 2023 by and between,

GRANTOR	GRANTEE
<p align="center">SHARON G. DUNNAGAN (unmarried)</p>	<p align="center">ARBIND SINGH and wife, KHUSBOO KUMARI</p>
<p align="center">Mailing Address: 1040 Cross Gate Road, Winston-Salem, NC 2706</p>	<p align="center">Mailing Address: 5257 Ivystone Lane, Winston-Salem, NC 27104</p>

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:

Being know and designated as Condominium Unit No. 1402 as described in the plans of Aspen Park Condominiums, Phase III, Section 6-A, which are recorded in Condominium Book 2 at Pages 43 through 45, 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 1427 at Pages 0451 through 0495, on the 26th day of January 1984; 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: 1402 Aspen Way, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2445, Page 487, Forsyth County Registry. A map showing the above-described property is recorded in Condominium Plat Book 2, Pages 43-45.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Sharon G. Dunnagan (SEAL)
Sharon G. Dunnagan

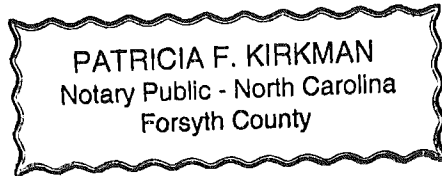
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Sharon G. Dunnagan**

Date: 8/23/23

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24