

2023032186 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$261.00

PRESENTED & RECORDED
 09/19/2023 02:40:09 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3773
PG: 2774 - 2776

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$261.00

Parcel Identifier No. 6827-51-9462.000 Verified by Forsyth County on the ___ day of _____, 2023

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Unit No. 1001, Aspen Park Condominiums

THIS DEED made this 18th day of September, 2023, by and between

GRANTOR	GRANTEE
Sharon G. Dunnagan, unmarried	Karson Rowley, unmarried
	<u>Property Address:</u> 1001 Aspen Trail , 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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property ___ is x is not the primary residence of one or more of the Grantors.

For back title, see Book 2445, Page 487, Forsyth County Registry.

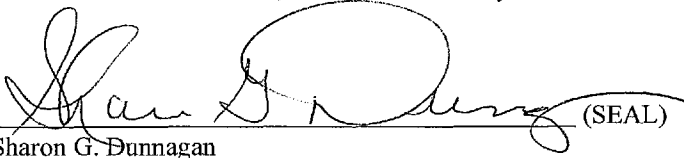
Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

 (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 therein and in the capacity indicated: Sharon G. Dunnagan.

Date: September 18th, 2023

Cassidy J. Miller
Notary Public

CASSIDY J. MILLER
Print Name

My commission expires: July 30th, 2027

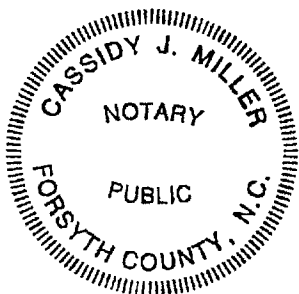


Exhibit A

Being known and designated as Condominium Unit No. 1001 as described in the plans of Aspen Park Condominiums, 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" recorded in Book 1375 at Page 336, Forsyth County Registry; 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.