

**2023039771 00131**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$160.00**  
 PRESENTED & RECORDED  
 11/21/2023 02:46:00 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3782**  
**PG: 3539 - 3541**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$160

Parcel Identifier No.: 6843-35-5034.000 Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee Mainline Properties 410 Straightline Funding LLC 250 N. Trade St. #209 Matthews NC 28105

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Unit 104, South Wind Villas, Section One

THIS DEED made this 21 day of November, 2023, by and between

GRANTOR	GRANTEE
<p><b>John Alexander Lash, Jr.</b>                      And spouse,  <b>Barbara Anne Lash</b></p> <p><b>Address:</b>  <b>9738 Whitewood Trail</b>  <b>Charlotte NC 28269</b></p>	<p><b>Mainline Properties, LLC, a North Carolina Limited Liability Company</b></p> <p>and</p> <p><b>RP3Properties, LLC, a North Carolina Limited Liability Company</b></p> <p><b>Property Address:</b>  <b>4007 South Bend #104</b>  <b>Winston-Salem NC 27107</b></p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of \_\_\_\_\_, \_\_\_\_\_ Township, Forsyth County, North Carolina and more particularly described as follows:

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

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
 Printed by Agreement with the NC Bar Association

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

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

The property herein above described was acquired by Grantor by instrument recorded in Book 1722, Page 438.

A map showing the above-described property is recorded in Condominium Plat Book 1, Page 99-101.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.  
2023 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

John A. Lash, Jr. (SEAL)  
John Alexander Lash, Jr.  
Barbara Anne Lash (SEAL)  
Barbara Anne Lash

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Guilford county, certify that John Alexander Lash, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 21 day of November, 2023.

[NOTARY SEAL] **SETH M GERRINGER**  
NOTARY PUBLIC  
Guilford County  
North Carolina  
My Commission Expires 7/2/28

Seth M Geringer  
Print Name: Seth M Geringer

STATE OF NORTH CAROLINA COUNTY OF WAKE FOREST

I, the undersigned, a Notary Public of the state of NORTH CAROLINA, WAKE FOREST county, certify that Barbara Anne Lash personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 10<sup>th</sup> day of NOVEMBER, 2023.

[NOTARY SEAL]  
My Commission Expires: October 11, 2028

Jonathon Prather  
Print Name: JONATHAN PRATHER

**JONATHAN PRATHER**  
NOTARY PUBLIC  
Cabbarus County  
North Carolina  
My Commission Expires October 11, 2028

## EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Being known and designated as Unit No. 104 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Section One, recorded in Unit Ownership Book No. 1, Pages 99 through 101 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Kennedy Associates, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1343, Page 952 et seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1343, Page 989, Forsyth County Registry.

Together with all rights of Seller 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 and the Amendment 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) 6.25 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; (2) Use and restriction of use of unit for residential and lodging accommodation purposes and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of the Purchasers, in and to the Common Area; (4) Obligations and responsibilities of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

Property Address: 4007 South Bend Drive #104, Winston-Salem NC 27107  
Parcel number: 6843-35-5034.000