

**2023042223 00063**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$272.00

PRESENTED & RECORDED  
12/14/2023 11:47:27 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3785  
PG: 2730 - 2732

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~ 272.00

Parcel Identifier No. 6827-51-2491.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 20<sup>th</sup> day of November, 2023 by and between

**GRANTOR**

**DEVIN van der HAHN F/K/A DEVIN BURKE HAHN AND WIFE, JESSICA van der HAHN  
115 PARKVIEW STREET, HOUSTON, TX 77009**

**GRANTEE**

**RUBERLI CASTRO  
2006 ASPEN WAY, 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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3414, Page 3659, Forsyth County Registry.

The above described property  does  does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"  
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 except for the exceptions hereinafter stated.

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

[Signature] (SEAL)  
DEVIN van der HAHN

[Signature] (SEAL)  
JESSICA van der HAHN

STATE OF NC - Mecklenburg COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that they signed the foregoing document: **DEVIN van der HAHN AND WIFE, JESSICA van der HAHN**. Witness my hand and official stamp or seal, this 24 day of November, 2023.

My Commission Expires:

01/20/2024



[Signature]  
Notary Public

Print Notary Name:  
DZEJNETA SALEM

## EXHIBIT A

BEING KNOWN AND DESIGNATED AS CONDOMINIUM UNIT NO. 2008 AS DESCRIBED IN THE PLANS OF ASPEN PARK CONDOMINIUM, PHASE III, SECTION 8, WHICH ARE RECORDED IN CONDOMINIUM BOOK 3 AT PAGES 95 THROUGH 98, INCLUSIVE, IN 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 M. DAVIS, III, ET AL, AND RECORDED IN BOOK 1518 AT PAGES 537 THROUGH 549 (PLUS EXHIBITS), ET SEQ. ON THE 22ND DAY OF NOVEMBER, 1986; AND PURSUANT THERETO, MEMBERSHIP IN ASPEN PARK RECREATIONAL CORPORATION, A NORTH CAROLINA NON-PROFIT CORPORATION; AND

TOGETHER WITH ALL RIGHTS OF GRANTORS IN AND TO THE LIMITED COMMON AREAS AND FACILITIES APPURTENANT TO SAID UNIT; AND

SUBJECT TO SAID DECLARATION OF CONDOMINIUM AND THE BYLAWS 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) 1.470588 AS THE PERCENTAGE OF UNDIVIDED FEE SIMPLE INTEREST APPERTAINING TO THE ABOVE UNITE IN THE COMMON AREAS AND FACILITIES, WHICH PERCENTAGE OF OWNERSHIP 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 NONPAYMENT THEREOF AS SET FORTH IN THE DECLARATION AND BY-LAWS ANNEXED THERETO; (5) THE LIMITATIONS UPON THE USE OF THE COMMON ARES; (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 HEREBY.

TAX BLOCK 6078, TAX LOT 006A, FORSYTH COUNTY TAX MAPS.