

2024001014 00037

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$115.00

PRESENTED & RECORDED
 01/11/2024 11:26:50 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 3669 - 3671

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$115.00

PARCEL IDENTIFIER NO. 6843-35-7186

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Unit 129, South Wind Villas

THIS DEED made this 10th day of January, 2024, by and between

Title Company: *Master Title Agency*

GRANTOR	GRANTEE
LRG Properties LLC Mailing Address 171 Fulp Road Kernersville, NC 27284	Carolinas Properties, LLC Property Address: 910-129 S. Ridge Court Winston Salem, NC 27107 Mailing Address 1401 Funny Cide Drive Waxhaw, NC 28173

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2841** at Page **2282**.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

LRG Properties LLC

BY: *Larry Glessner*
Larry Glessner
Member / Manager

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Larry Glessner, Member / Manager of LRG Properties LLC**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of January, 2024.

Notary Signature:

Joshua R. Pinyan

[Notarial Seal]

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

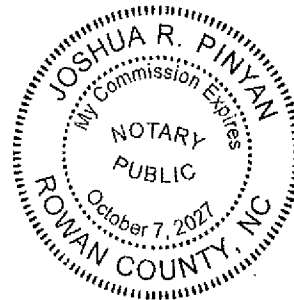


EXHIBIT "A" - LEGAL DESCRIPTION

Being known and designated as Unit No. 129 as shown on plat or plats entitled "South Wind Villas", Section Five, as recorded in Unit Ownership Book No. 2, Pages 18, 19, and 20, 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 in Book 1343, Page 952 et seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina, 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) 1.785714 as the percentage of undivided fee 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 accomodation purposes and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests of invitees of Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in Declaration and the By-Laws annexed thereto; (5) Limitation 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: 910 #129 S. Ridge Court, Winston Salem, NC 27107

Parcel ID: 6843-35-7186