

2024014472 00043

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$244.00

PRESENTED & RECORDED
05/07/2024 11:40:11 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3805
PG: 1202 - 1204

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~ 244.00

Parcel Identifier No. 6943-35-8114.000

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 6 day of May, 2024 by and between

**GRANTOR
ANGELA F. MANNING AND HUSBAND, ROBERT L. MANNING, JR.
AND
TRINITY A. MANNING (DIVORCED)
130 SILVERTHORNE COURT, WINSTON-SALEM, NC 27103**

**GRANTEE
MELANIE RENEE MAXWELL
914 SOUTH RIDGE COURT, UNIT 131, WINSTON-SALEM, NC 27107**

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 3463, Page 3459, Forsyth County Registry.

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.

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

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.

Angela F. Manning (SEAL)
ANGELA F. MANNING

Robert L. Manning, Jr. (SEAL)
ROBERT L. MANNING, JR.

Trinity A. Manning (SEAL)
TRINITY A. MANNING

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ANGELA F. MANNING AND HUSBAND, ROBERT L. MANNING, JR.** Witness my hand and official stamp or seal, this 6 day of May, 2024.

My Commission Expires: 4/30/28

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Notary Public

Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: **TRINITY A. MANNING (DIVORCED).** Witness my hand and official stamp or seal, this 6 day of May, 2024.

My Commission Expires: 4/30/28

Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit 131 as shown on the Plat of "SOUTH WIND VILLAS " as recorded in Unit Ownership Book 2 at Pages 18, 19, and 20, 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 as issued by Kennedy Associates and recorded in Book 1443 at page 952 et. seq., and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation recorded in Book 1343 at Page 989 in the Office of the Register of Deeds of Forsyth County, North Carolina, and

SUBJECT to said Declaration and By-Laws annexed thereto which, with all attachments thereto are incorporated herein by reference, and by way of illustration and not by way of limitation, provide for: (1) 1.785714 as the percentage of undivided fee simple interest 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 purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser as a unit owner and any guests or invitees of the Purchaser, in and to the Common Areas; (4) Obligations of members for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon uses of Common Areas and Facilities; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon the use of the unit in real property conveyed hereby.