

2024018313 00080

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
06/06/2024 02:26:45 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3810
PG: 499 - 504

Submitted electronically by "Douglas B. Elliott PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identifier No. 6843-45-0616

All or a portion of the property herein conveyed _____ includes ^X **or** _____ does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Record/E-Record; mail to Grantee

This instrument was prepared by: Douglas B. Elliott, P.A.

THIS DEED made this 6th day of June, 2024, by and between

GRANTOR (name and address)

GRANTEE (name and address)

Christine Gier (f/k/a Christine Lemons Clodfelter) and husband, Paul M. Gier
1641 Motsinger Road
Winston Salem, NC 27107 and

John Randolph Sims
24 King Street
Thomasville, NC 27360

Melissa Woods (f/k/a Melissa Dawn Goforth)
and spouse, Israel Woods
1908 Falcon Point Drive, Apt. B
Winston Salem, NC 27127 and

Christina Diana Gier, Executor of the Estate of the Estate of William Daniel Culler
(24 E 243)

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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: Forsyth

_____ Township, _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

Back Deed Reference: Book 2145, at Page 3697.

Additional Reference: 24 E 243-Forsyth County Estate Filing

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:

- 1) Restrictions, Easements and Rights of Way of record

SIGNATURES:

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

Entity Name: _____ **OR**


Individuals:

By: _____ (SEAL)
Signature

 _____ (SEAL)

Name: Christine Gier (f/k/a Christine Lemons Clodfelter)

Printed Name and Title: _____

 _____ (SEAL)

Name: Paul M. Gier

NOTARY ACKNOWLEDGEMENT(S):

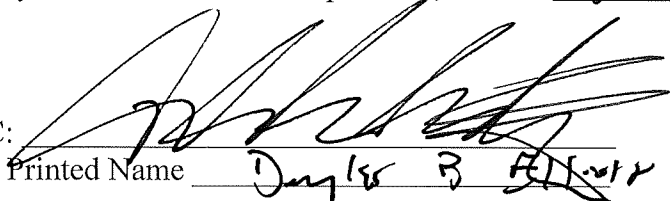
STATE: North Carolina

COUNTY: Davidson

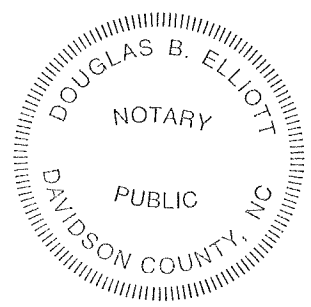
I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Christine Gier (f/k/a Christine Lemons Clodfelter) and husband, Paul M. Gier

WITNESS my hand and official stamp or seal, this the 6th day of June, 2024.

NOTARY PUBLIC:  [SEAL]
Signature and Printed Name Douglas B Elliott

My commission expires: 25th March, 2028



SIGNATURES:

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

Entity Name: _____ **OR**

Individuals:

By: _____ (SEAL)
Signature

Melissa Woods (SEAL)
Name:

Melissa Woods (f/k/a Melissa Dawn Goforth)

Printed Name and Title: _____

Israel Woods (SEAL)
Name:

Israel Woods

NOTARY ACKNOWLEDGEMENT(S):

STATE: North Carolina

COUNTY: Davidson

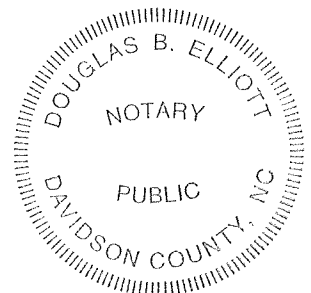
I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Melissa Woods (f/k/a Melissa Dawn Goforth) and husband, Israel Woods

WITNESS my hand and official stamp or seal, this the 6th day of June, 2024.

NOTARY PUBLIC. [Signature] [SEAL]
Signature and Printed Name Douglas B Elliott

My commission expires: 25th March, 2028



SIGNATURES:

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

Entity Name: _____ **OR**

Individuals:

By: _____ (SEAL)
Signature

Christine Diana Gier (SEAL)
Name:

Christine Diana Gier, Executor of the Estate of William Daniel Culler

Printed Name and Title: _____

Name: _____ (SEAL)

NOTARY ACKNOWLEDGEMENT(S):

STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Christine Diana Gier, Executor of the Estate of William Daniel Culler

WITNESS my hand and official stamp or seal, this the 6th day of June, 2024.

NOTARY PUBLIC: [Signature] [SEAL]
Signature and Printed Name Douglas B Elliott

My commission expires: 25th March, 2028

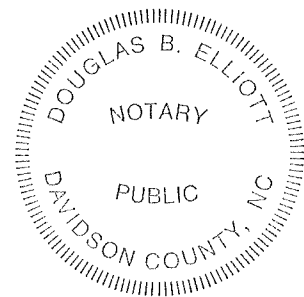


EXHIBIT A
(1051 Rock Knoll Court, Winston-Salem NC 27107)

Being known and designated as Unit No. 203 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase II – Section Four recorded in Unit Ownership Book No. 3, pages 110, 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 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 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) 1.000000 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 Grantee as a unit owner, and any guests or invitees of the Grantee, in and to the Common Area; (4) Obligations and responsibilities of the Grantee 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 Grantee and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.