

2024020201 00066FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$246.00PRESENTED & RECORDED
06/21/2024 11:14:25 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY**BK: RE 3812**
PG: 1902 - 1904**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$246

Parcel Identifier No. 6843-35-7186

Mail/Box to: 1320 Matthews Mint Hill Road, Matthews, NC 28105This instrument was prepared by: Cameron D. Scott Esq 1320 Matthews Mint Hill Road, Matthews, NC 28105

Brief description for the Index: Unit 129, South Wind Villas

TITLE NOT EXAMINED BY PREPARING ATTORNEY**This instrument was prepared by Cameron D. Scott, 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.****THIS DEED made this 20th Day of June 2024**

GRANTOR	GRANTEE
<p>Carolinas Properties LLC, A North Carolina limited liability company</p> <p>Grantor Address: 1401 Funny Cide Drive Waxhaw, NC 28173</p>	<p>Shubha Maulik Bakshi and spouse, Maulik Dushyantbhai</p> <p>Property Address: 910-129 S. Ridge Court Winston Salem, NC 27107</p>

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.submitted electronically by "Craig Jenkins Lipfert & Walker LLP"
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, other than the following exceptions:

All easements, restrictions, covenants, conditions and rights of way of record.
Ad Valorem taxes for the current year.

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

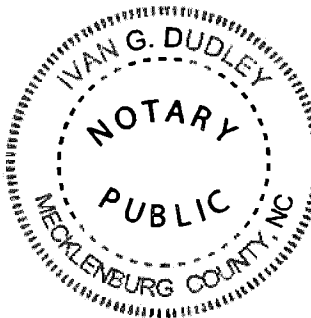
Mukesh Guntaka (SEAL)
Mukesh Guntaka Member/Manager Carolinas Properties LLC, A North Carolina Limited Liability Company

SEAL-STAMP

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Mukesh Guntaka personally came before me this day and acknowledged that he is the sole member/manager of Carolinas Properties LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 19th day of June, 2024.

My Commission Expires: 5-2-2027



Ivan G. Dudley
Notary Public
Print Notary Name: Ivan G Dudley

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

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 scq., 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 accommodation 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 hereto; (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.

Being the same property deeded to Carolinas Properties LLC on January 11th, 2024 and recorded in Book 3788 at Page 3669-3671 of the Forsyth County Public Registry.

More commonly known as: 910 #129 S. Ridge Court, Winston Salem, NC 27107

PIN: 6843-35-7186