

2024020665 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$254.00

PRESENTED & RECORDED
 06/25/2024 01:06:54 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 232 - 234

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$254.00

Parcel Identifier No.: 6843-35-5043.000

Mail/Box to: Timothy Courtot, Jr. and Courtney M. Wolfe, 4005 S Bend Drive #103, Winston Salem, NC 27107

This instrument was prepared by: David T. Kasper, 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.

Brief description for the index: Unit 103 South Wind Villas, Sec 1

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

GRANTOR	GRANTEE
<p>Cardinal Properties 4005, LLCa North Carolina Limited Liability Corporation</p> <p>Forwarding address: PO Box 197 Wallburg, NC 27373</p>	<p>Timothy Courtot, Jr. and Courtney M. Wolfe</p> <p>Buyer mailing address: 4005 S Bend Drive #103 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See the attached "Exhibit A" which is incorporated herein by reference.

No portion of the property herein conveyed includes the Grantor's primary residence.

For back title see Deed Book 3297, Page 1194, Forsyth County Registry.

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.

submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Cardinal Properties 4005, LLC

BY: *Mark Langdon Veals*
Mark Langdon Veals
Managing Member

Virginia BNT
~~STATE OF NORTH CAROLINA~~

COUNTY OF Roanoke

I, Brittany Nicole Tyrrell, a Notary Public, do hereby certify that Mark Langdon Veals personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 6th day of June, 2024.

Brittany Nicole Tyrrell

Printed Name: Brittany Nicole Tyrrell

My Commission Expires: September ^{BNT} 30, 2028

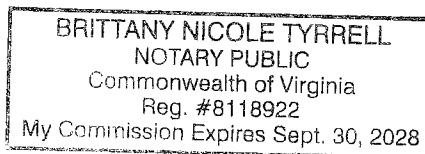


Exhibit A

BEING KNOWN AND DESIGNATED as **Unit 103 of South Wind Villas, Section One** recorded in **Condominium Plat Book 1, Pages 99 - 101**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with and subject to all conditions, rights and easements and the undivided interest in the common area set forth in the Declaration of Condominium (and any amendments thereto) for South Wind Villas, including but not limited to the documents recorded in Book 1343, Page 952; Book 1370, Page 691; Book 1389, Page 225; Book 1395, Page 1057; Book 1409, Page 454; Book 1422, Page 1662; Book 1467, Page 165; Book 1478, Page 1608; Book 1524, Page 16; Book 1525, Page 124; Book 1547, Page 295; Book 1568, Page 1273; Book 1573, Page 774; Book 1681, Page 1614; Book 1698, Page 2328; Book 1707, Page 4112; Book 1709, Page 3867; Book 1760, Page 1336 and Book 1804, Page 98, Forsyth County Registry and pursuant to membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1343, Page 989, Forsyth County Registry.