

2024029449 00118

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$284.00

PRESENTED & RECORDED
08/30/2024 01:41:35 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3824
PG: 944 - 946

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$284.00

Parcel Identifier No. 6827-51-8486.000

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 29th day of August, 2024 by and between

GRANTOR

**TIMOTHY RAY SUTPHIN AND SPOUSE, RICHARD ALLEN CLARK
8585 PINE STREET, LOWGAP, NC 27024**

GRANTEE

**DARRIN SPENCER AND WIFE, JODEE SPENCER
MAILING ADDRESS: 3011 NORTHBRIDGE RD., WINSTON SALEM, NC 27103
SUBJECT PROPERTY: 1104 ASPENWOOD COURT, WINSTON-SALEM, NC 27106**

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 that instrument recorded in Book 3764, Page 3250, Forsyth County Registry.

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

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.

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.

Timothy Ray Sutphin (SEAL)
TIMOTHY RAY SUTPHIN

Richard Allen Clark (SEAL)
Richard Allen Clark

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **TIMOTHY RAY SUTPHIN AND SPOUSE, RICHARD ALLEN CLARK.** Witness my hand and official stamp or seal, this 29 day of August, 2024.

My Commission Expires: 4/30/28

Clinton Calaway
Notary Public
Print Notary Name: Clinton Calaway

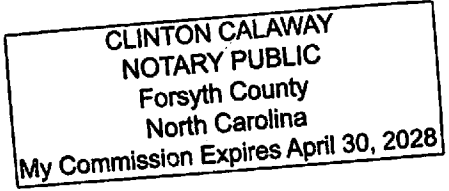


EXHIBIT A

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1104 as described in the plans of Aspen Park Condominiums, Phase II, Section 5-B, which are recorded in Condominium Book 1 at Pages 163 through 165, inclusive, 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" issued by John N. Davis, III, et al., and recorded in Book 1375 at Pages 336 through 373, on the 6th day of October, 1982; and pursuant thereto, membership in Aspen Park Recreational Corporation, a North Carolina non-profit corporation; and

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 which, with all attachments thereto, are incorporated herein as if set forth in their entirety.

The subject property is the same as that property described in Deed Book 3522, Page 2782, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-51-8486 on the Forsyth County Tax Maps.