

**2024031054 00032**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$246.00

PRESENTED & RECORDED  
09/13/2024 09:56:32 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3826  
PG: 330 - 332

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: ~~\$246.00~~ 246.00

Parcel Identifier No. 6843-35-8896.000

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 12th day of September, 2024 by and between

**GRANTOR**

**GONZALO A. AGUDELO AND WIFE, ALIANA E. PABON  
4618 EAGLE PATH, WINSTON-SALEM, NC 27127**

**GRANTEE**

**ANGELA F. MANNING AND HUSBAND, ROBERT L. MANNING, JR.  
MAILING ADDRESS: 130 SILVERTHORNE COURT, WINSTON-SALEM, NC 27103  
SUBJECT PROPERTY: 1038 CEDAR PLACE COURT, 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:

SEEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3602, Page 3574, 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.

*Gonzalo A. Agudelo* \_\_\_\_\_ (SEAL)  
 GONZALO A. AGUDELO  
*Aliana E. Pabon* \_\_\_\_\_ (SEAL)  
 ALIANA E. PABON

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: **GONZALOA E. PABON**. Witness my hand and official stamp or seal, this  8  day of September, 2024.

My Commission Expires:

\_\_\_\_\_  
 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 No. 248 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase III - Section Three recorded in Unit Ownership Book No. 4, pages 101-102 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 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) .684931 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 Purchaser as a unit owner, and any guests or invitees of the Purchaser, in and to the Common Area; (4) Obligations and responsibilities of the Purchaser for regular monthly payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations 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.

**Property Address: 1038 Cedar Place Court, #248  
Winston-Salem, NC 27107**