

**2024031772 00072**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$226.00

PRESENTED & RECORDED:
09-19-2024 12:11:55 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BODE, DPTY

BK: RE 3826
PG: 4127-4129

Excise Tax: **\$226.00**

Tax Info: PIN 6843-35-9703.00

Mail deed & tax bills to: Grantee(s) @ 1035 Rock Knoll Court, Unit 211, Winston Salem, NC 27107

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Unit 211 of South Wind Villas, Phase II - Section Five

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 17 day of September, 2024 by and between

GRANTOR	GRANTEE
MIA M. WHITE, unmarried Grantor Address: 3812 Country Club Road, Apt A Winston-Salem, NC 27104	MARCUS DELEON Grantee Address: 1035 Rock Knoll Court, Unit 211 Winston Salem, NC 27107

Enter in appropriate block for each party: name, 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by will probated in File 23E1588. A map showing the above described property is recorded in Condo Book 3, Pages 138-139.

Original to: Greg Schell

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Mia M. White (SEAL)
MIA M. WHITE

SEAL-STAMP

A. GREGORY SCHELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 18, 2029

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:
MIA M. WHITE

Date: 9/17/24

A. Gregory Schell
Notary Public Name: A. Gregory Schell
My commission expires: 2/18/2029

EXHIBIT A

Being known and designated as Unit No. 211 as shown on a plat or plats entitled "SOUTH WIND VILLAS" Phase II - Section Five recorded in Unit Ownership Book No. 3, pages 138 and 139, 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) .806451 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 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 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.

MM-W.