

**2025000298 00002**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$136.00**

PRESENTED & RECORDED  
 01/06/2025 08:06:37 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3843**  
**PG: 1498 - 1500**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$136.00

Parcel Identifier No. 6843 35 6960.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

Brief description for the Index: Lot 234, South Wind Villas, Ph III-Sec 1

THIS DEED made this 2 day of January, 2025, by and between

GRANTOR	GRANTEE
<u>William Craig Bodford and wife, Angela Brannock Bodford</u>	<u>Growth Spore LLC, a North Carolina limited liability company</u>
<u>179 Tuttle Rd.</u>	<u>5151 Rotherfield Ct</u>
<u>Lexington, NC 27295</u>	<u>Charlotte, NC 28277</u>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2993 page 4387.

All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 page 61-62.

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:

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

\_\_\_\_\_  
(Entity Name) William C Bodford (SEAL)  
Print/Type Name: William Craig Bodford

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ Angela Brannock Bodford (SEAL)  
Print/Type Name: Angela Brannock Bodford

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

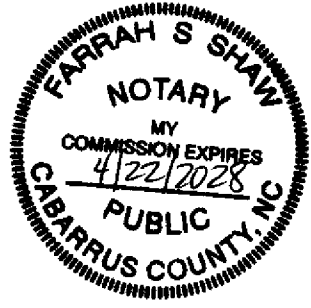
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina – County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that William Craig Bodford and Angela Brannock Bodford personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2 day of January, 2025.

My Commission Expires: 4/22/2028

F S Shaw  
Notary Public Farah S Shaw



**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED** as unit No. 234 as shown on a plat or plats entitled "South Wind Villas" Phase III - Section One recorded in Unit Ownership Book No. 4, pages 61-62, 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 right 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 Bylaws 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) .757575 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 guest 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 ByLaws for maintenance; and (7) Restrictions upon use of the unite ownership in real property conveyed hereby.