

2025000753 00064

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/09/2025 12:34:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3843
PG: 3548 - 3549

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 6827-51-6299 (Block 6078, Lot 402)

Mail tax bills to Grantee: 5257 Ivystone Lane, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 1402, Aspen Park Condominiums

THIS DEED made this 9 day of January, 2025 by and between,

GRANTOR	GRANTEE
ARBIND SINGH and wife, KHUSBOO KUMARI	AKS MGMT, LLC a North Carolina limited liability company
Mailing Address: 5257 Ivystone Lane, Winston-Salem, NC 27104	Mailing Address: 5257 Ivystone Lane, Winston-Salem, NC 27104

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 situated in Forsyth County, North Carolina and more particularly described as follows:

Being know and designated as Condominium Unit No. 1402 as described in the plans of Aspen Park Condominiums, Phase III, Section 6-A, which are recorded in Condominium Book 2 at Pages 43 through 45, 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 1427 at Pages 0451 through 0495, on the 26th day of January 1984; 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.

submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property Address: 1402 Aspen Way, Winston-Salem, NC 27106

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3769, Page 3303, Forsyth County Registry. A map showing the above-described property is recorded in Condominium Plat Book 2, Pages 43-45.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Arbind Singh (SEAL)
Arbind Singh

Khusboo Kumari (SEAL)
Khusboo Kumari

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Arbind Singh and Khusboo Kumari**

Date: 1-9-25

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29