

2025010815 00037

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1116.00

PRESENTED & RECORDED
 04/04/2025 10:22:40 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3856
PG: 2087 - 2089

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,116.00

Parcel Identifier No. 6835-16-7982.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 1161 Jennifers Dr, Guilford, CT 06437

This instrument was prepared by Heather J. Kiger, 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.

Brief description: Unit 120, One Park Vista, CB 8, PG 82, Forsyth County, North Carolina.

THIS DEED made this 1st day of April, 2025, by and between

GRANTOR	GRANTEE
GERALD L. SYKES and wife, LORI H. SYKES	CARMEN V. PASCARELLA 2022 FAMILY TRUST
FORWARDING ADDRESS: <u>79 TJ COVE VIEW LANE</u> <u>TAYLORSVILLE, NC 28681</u>	PROPERTY ADDRESS: <u>1 PARK VISTA LANE, UNIT 120</u> <u>WINSTON-SALEM, NC 27101</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	

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:

SEE ATTACHED EXHIBIT "A"

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

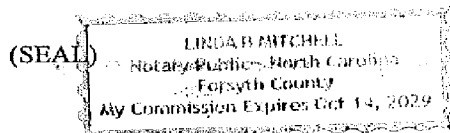
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

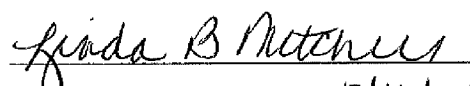
 (SEAL)
GERALD L. SYKES

 (SEAL)
LORI H. SYKES

State of North Carolina – County of Forsyth
I, Linda B Mitchell, a Notary Public of Forsyth County,
State of North Carolina, certify that **GERALD L. SYKES** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

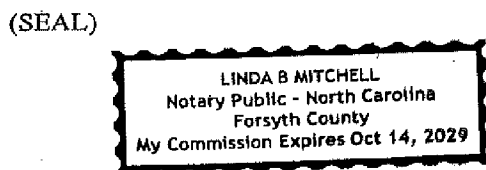
Witness my hand and Notarial stamp or seal this 1st day of April, 2025.



 Notary Public
My Commission Expires: 10/14/29

State of North Carolina – County of Forsyth
I, Linda B Mitchell, a Notary Public of Forsyth County,
State of North Carolina, certify that **LORI H. SYKES** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 1st day of April, 2025.




 Notary Public
My Commission Expires: 10/14/29

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit No. 120 as shown on the Condominium Plat of ONE PARK VISTA CONDOMINIUMS as recorded in Condominium and Unit Ownership Book 8, Page(s) 82 through 86, ("One Park Vista") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

CONVEYED HERewith is an undivided 0.0220% fee simple interest in and to the Common Elements shown on the recorded plat and all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium for One Park Vista Condominiums" (the "Declaration") and recorded in the Office of the Register of Deeds of Forsyth County in Book 2851, Page 384, as amended.

TOGETHER with all rights and easements appurtenant to the above-described unit as specifically enumerated in the Declaration, including but not limited to, membership in One Park Vista Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association").

TOGETHER with the right of ingress and egress from and to the above-described unit over the Common Elements of One Park Vista, and the right to use the Common Elements of One Park Vista for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of One Park Vista.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, the Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to, (i) all restrictions on use of the units and Common Elements of One Park Vista, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.