

92

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUN 30 11 52 AM '89

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY., N.C.  
\$10.00 pd AA

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to Hutchins, Tyndall, Doughton & Moore - Box .....

This instrument was prepared by Richmond W. Rucker .....

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 19 89, by and between

GRANTOR

GRANTEE

Timothy B. Mangum and wife,  
LuAnn Estes Mangum

P & M Investments, a North  
Carolina General Partnership

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 situated in the City of Winston-Salem, Winston Township,

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

For description see Schedule A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 1479, page 1347 and Book 1500, page 446

A map showing the above described property is recorded in <sup>Condo</sup> ~~Pat~~ Book 2 ... page 97 - 99.

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. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, restrictions and rights of way if any of record and 1989 ad valorem property taxes pro rated to date of closing.

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.

-----  
(Corporate Name)

By: -----

-----  
President

ATTEST:

-----  
Secretary (Corporate Seal)

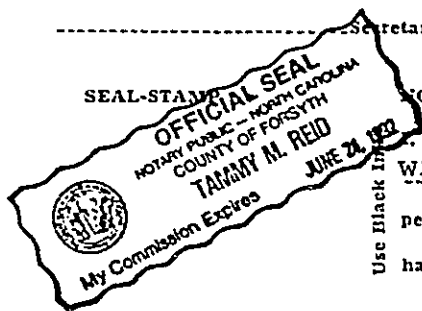
USE BLACK INK ONLY

*Timothy B. Mangum* (SEAL)  
Timothy B. Mangum

*LuAnn Estes Mangum* (SEAL)  
LuAnn Estes Mangum

----- (SEAL)

----- (SEAL)



SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Timothy B. Mangum and wife, LuAnn Estes Mangum

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of June, 1989.

My commission expires: June 24, 1992 Tammy M. Reid Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----

personally came before me this day and acknowledged that ----- he is ----- Secretary of

----- a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its -----

President, sealed with its corporate seal and attested by ----- as its ----- Secretary.

Witness my hand and official stamp or seal, this ----- day of -----, 19-----.

My commission expires: ----- Notary Public

The foregoing Certificate(s) of Tammy M. Reid, NP Forsyth Co., NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

E/SPEAS, REGISTER OF DEEDS  
By *Karen Pardo* Deputy ~~Register~~ - Register of Deeds FORSYTH COUNTY

SCHEDULE A

BEING KNOWN and designated as Condominium Unit 1906 as described in the plans of Aspen Park Condominiums, Phase III, Section 7-C, which are recorded in Condominium Book 2, pages 97 through 99, 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 1462, pages 214 through 258, on the 29th day of October, 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; and by way of illustration and not by way of limitation provide for: (1) 1.923077 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; the reduction of said percentage of ownership, the Grantees herein specifically agree to and acknowledge their acceptance by the accepting of this Deed; (2) the use and restriction of use of the unit for residential and lodging accommodation purposes, and other uses reasonably incidental thereto; (3) property rights of Grantees as a unit owner and any guests or invitees of Grantees, in and to the common areas; (4) the obligations and responsibility of Grantees for regular monthly assessments and special assessments, and the effect of non-payment thereof as set forth in the Declaration and the By-Laws annexed thereto; (5) the limitations upon the use of the common areas; (6) the obligations of Grantees and the Association mentioned in the By-Laws for maintenance; and (7) restrictions upon use of the unit ownership and real property conveyed thereby.