

Thomas & Coltrane copy



248

56.00
Deed prepared by: R. Allen Osborne, Jr.

NORTH CAROLINA
FORSYTH COUNTY

CONDOMINIUM UNIT DEED

THIS DEED, made this 30th day of August, 1985, by and between LESLIE R. MITCHELL and JOHN DOUGLAS MITCHELL, d/b/a Stonegate Associates, a Partnership, of Forsyth County, North Carolina, hereinafter called "Grantor", and OTTO H. SCHRADER of Forsyth County, North Carolina, hereinafter called "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey, and confirm unto the Grantee, their heirs and/or successors and assigns, premises in Kernersville Township, Forsyth County, North Carolina, described as follows:

Those certain premises comprising a portion of Stonegate Office Condominium, said Condominium having been established under Chapter 47A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated July 5, 1985, and recorded July 5, 1985, in Book 1494, Page 1391, Office of the Register of Deeds of Forsyth County, North Carolina, the premises hereby conveyed being more particularly described as follows:

1. Unit No. 105, located in Building 1 of Stonegate Office Condominium, as described in the Declaration of Condominium and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3, Page 36, Forsyth County Registry;
2. A 3.64 percentage undivided interest appurtenant to said Unit 105 in all Common Areas and Facilities of said Condominium including the building and improvements on the land described in the Declaration of Condominium recorded July 5, 1985, in Book 1494, Page 1391, Forsyth County Registry and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3, Pages 36 Forsyth County Registry;

together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with all Unit Owners, and all other occupants from time to time, any and all portions of Stonegate Office Condominium designated by the Declaration of Condominium as Common Areas, Limited Common Areas or Facilities.

The Unit herein conveyed is intended for use as an office and related uses. This conveyance is subject to easements and rights of way of record, to ad valorem taxes for the current year, and to the reservations, restrictions on use and all covenants and obligations set forth in the Declaration of Condominium dated July 5, 1985 and recorded July 5, 1985, in Book 1494, Page 1391, Office of the Register of Deeds of Forsyth County, North Carolina, and as set forth in the Articles of Incorporation and By-Laws of Stonegate Association of Kernersville, Inc., which Articles and By-Laws are attached to said Declaration of Condominium and recorded in the Forsyth County Registry, all of which restrictions, payments of charges,

Grantee's Address:
7151 Smoke Rise Lane
Kernersville, N.C. 27284

FORSYTH COUNTY
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STATE OF NORTH CAROLINA
SEP 3 1985
RECORDS
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Real Estate Excise Tax

and all other covenants, agreements, obligations, conditions and provisions are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents as provided by law. Grantee, their heirs, successors, administrators, executors and assigns, by accepting this deed, hereby expressly assume and agree to be bound by and comply with all of the covenants, terms provisions and conditions set forth in this deed, in the Declaration, and in said Articles of Incorporation, By-Laws and Rules and Regulations made thereunder, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against such Unit.

TO HAVE AND TO HOLD the premises described herein, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns, forever.

And the Grantor covenants that it is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions stated herein, if any); and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantee, the singular shall include the plural, and the masculine shall include the feminine or the the neuter.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its partners and their seals to be hereunto affixed, the day and year first above written.

STONEGATE ASSOCIATES
A Partnership

Leslie R. Mitchell (SEAL)
Partner

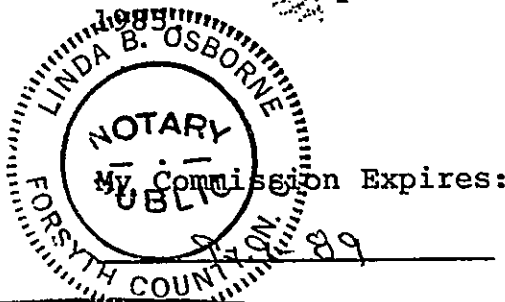
John Douglas Mitchell (SEAL)
Partner

NORTH CAROLINA

FORSYTH COUNTY

I, Linda B. Osborne, a Notary Public of the County and State aforesaid, certify that LESLIE R. MITCHELL and JOHN DOUGLAS MITCHELL, ^{Partners} d/b/a Stonegate Associates, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the 30th day of August.

Linda B. Osborne
Notary Public



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate PRESENTED FOR L. Osborne NP, Forsyth
Co. NC. REGISTERED (here give name and official title of the officer signing the certificate passed upon) AND RECORDED

is (are) certified to be correct. This the 30 day of Sept. 1985

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.
By Cynthia Chinn
Deputy Assistant

Probate and Filing Fee \$ 6.50 paid. JB.

BOOK 1507 P 2290