



18

BK1701 P0976

PRESENTED FOR
REGISTRATION
AND RECORDED

#12.00 Per
MFD

SEP 20 10 06 AM '90

REGISTER OF DEEDS
FORSYTH COUNTY, NC

NO TAXABLE CONSIDERATION

POJ

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 Raymond D. Thomas Box

This instrument was prepared by Raymond D. Thomas

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of June, 19 90, by and between

GRANTOR

GRANTEE

EDGEFIELD RUN PARTNERS, a North Carolina
General Partnership

DEER PATH RECREATIONAL CLUB, INC.

Mailing Address:
9378 Deer Path Lane
Kernersville, NC 27284

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, Belews Creek Township, 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

A map showing the above described property is recorded in Plat Book ... 1582 ... page ... 930

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 of record.

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

SEDGEFIELD RUN PARTNERS, a North Carolina General Partnership
By: Jerry N. Medford, Partner (SEAL)
Kent Craig Perryman, Partner (SEAL)
John Douglas Mitchell, Partner (SEAL)
Leslie R. Mitchell, Partner (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Jerry N. Medford, Kent Craig Perryman, John Douglas Mitchell, and Leslie R. Mitchell, all partners of Sedgefield Run Partners, a North Carolina General Partnership, Grantor,



NOTARY PUBLIC OFFICIAL SEAL
GLENN A. MCKIMNEY
Guilford County, N.C.
My Commission Expires Sept. 13, 1993

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of June, 1990.

My commission expires: September 13, 1993 Glenn A. McKimney 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 Glenn A. McKimney, N.P., Guilford Co., N.C.

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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR

FORSYTH

COUNTY

By Deborah A. Piddell Deputy/Assistant - Register of Deeds

EXHIBIT "A" BK1701 P0978

TRACT 1

BEGINNING at a point in the Southwest line of Lot 27 of Deer Path, Section 2, as set forth in Plat Book 33 at Page 16, Forsyth County Registry, said point of beginning being distant South 29° 48' 04" East 50 feet from the Southern most corner of Lot 28 of Deer Path, Section 2 and also being the corner of Lot 27 of said Deer Path, Section 2; said point of beginning further being the Northeast corner of the property of Hydraulics Ltd., as described in Deed Book 1648 at Page 4083, Forsyth County Registry; thence from said point of beginning, North 82° 45' 35" West 200 feet to an iron stake; thence South 07° 14' 25" West 200 feet to a point in the North line of the property of John Henry Murray as described in Deed Book 1294 at Page 856, Forsyth County Registry; thence North 82° 45' 35" West 790.61 feet to an iron stake; thence still with the property of John H. Murray North 07° 15' East 811.00 feet to an iron stake in the line of Margie P. Hester; thence with the line of the Margie P. Hester property South 86° 07' East 345.50 feet to an iron stake; thence North 81° 12' East 328.25 feet to a point at the Northwest corner of Lot 33 of Deer Path, Section 2; thence with the West lines of Lots 33 and 31 of Deer Path, Section 2, South 05° 00' West 300 feet to an iron stake at the Northwest corner of Lot 30 of Deer Path, Section 2; thence with the West lines of Lot 30, Lot 29, Lot 28, and a part of Lot 27, South 29° 48' 04" East 529.17 feet to the point and place of BEGINNING containing approximately 15.25 acres more or less and being designated as Tax Lot 105F, Block 5246, Belews Creek Township on the Forsyth County Tax Maps.

TRACT 2

BEGINNING at an iron stake located at the Southwest corner of Lot 26 of Deer Path, Section 2 as set forth in Plat Book 33 at Page 16, in the Office of the Register of Deeds of Forsyth County, North Carolina, thence with the South line of said Lot 26 South 84° 10' 15" East 191.39 feet to a point; thence with the East line of said Lot 26, 4 courses and distances as follows: North 46° 29' 24" East 44.09 feet to an iron stake; thence North 34° 36' 24" East 48.70 feet to an iron stake; thence North 31° 55' 19" East 73.20 feet to an iron stake; thence North 39° 09' 59" East 173.09 feet to a point at the Northeast corner of said Lot 26 in the South margin of Deer Path Lane; thence with the South margin of the right-of-way of Deer Path Lane South 57° 23' 16" East 30.20 feet to an iron stake at the Northwest corner of Lot 25 of Deer Path, Section 2. thence with the West line of said Lot 25, 4 courses and distances as follows: South 39° 09' 59" West 174.63 feet to an iron stake; thence South 31° 55' 19" West 72 feet to an iron stake; thence South 34° 36' 24" West 52.52 feet to an iron stake; thence South 46° 29' 24" West 73.89 feet to an iron stake in the North line of the property of William Murray as described in Deed Book 1144 at Page 1173, Forsyth County Registry; thence with the North line of William Murray property falling in the line of John H. Murray property, North 82° 45' 35" West 197.68 feet to an iron stake at the Southeast corner of Carolina Hydraulics Limited property as described in Deed Book 1648 at Page 4083; thence with the East line of the property of Carolina Hydraulics, North 07° 14' 25" East 34.93 feet to the point and place of BEGINNING containing .41 acres more or less and further being designated as Tax Lot 201, Block 5246 at Belews Creek Township on the Forsyth County Tax Maps.

Tract No. 2 above is subject to the rights and interest of Hydraulics Ltd., to a permanent nonexclusive easement of the above described property as more particularly set forth in Deed Book 1648 at Page 4083, Forsyth County Registry.