

BK1729 P0934



STATE OF
NORTH
CAROLINA

RECEIVED
REGISTER
FORSYTH COUNTY
NOV 22 1991

PRESENTED FOR
REGISTER
AND RECORD

'91 NOV 22 09:38

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY

\$10.00

JW

13

Recording Time, Book and Page

Excise Tax

Tax Lot No.

Parcel Identifier No.

Verified by ...

County on the

day of

, 19

by

Mail after recording to

Lewis Hubbard

*285 S. Stratford Rd, W-S, N.C.
27103*

This instrument was prepared by

Gary W. Williard

Brief description for the Index

Acerage - Sedge Lake Gardens, Phase 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of November, 19 91, by and between

GRANTOR

GRANTEE

OAK DEVELOPERS 2, a North
Carolina Corporation

HUBBARD REALTY OF WINSTON-SALEM, a
North Carolina Corporation,
a $\frac{1}{2}$ undivided interest;
and
RAMEY DEVELOPMENT CORPORATION, a
North Carolina Corporation,
a $\frac{1}{2}$ undivided interest

*DW
9-7*

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 _____, Abbots Creek Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book _____ page

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 easments, restrictions and rights of way of record, if any.

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.

OAK DEVELOPERS 2, a North Carolina General Partnership (SEAL)

..... (Corporate Name)

By:

..... President

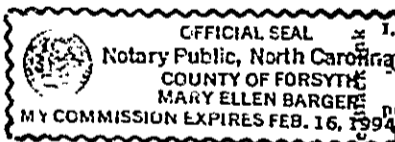
ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

By: MOHAMMAD Hamadani (SEAL) Mohammad Hamadani - General Partner

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Mohammad Hamadani, General Partner, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. XXXXXXXX for and on behalf of the said Partnership. Witness my hand and official stamp or seal, this November 19, 91

My commission expires: 2-16-94 Mary Ellen Barger 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 Mary Ellen Barger N.P. Forsyth 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.

By L.E. SPEAS REGISTER OF DEEDS FOR FORSYTH COUNTY Deputy Assistant Register of Deeds

BK1729 P0936

EXHIBIT "A"

BEGINNING at an iron, said iron located in the Northwest corner of Lot No. 32 as shown on the plat of SEDGE LAKE GARDEN, PHASE ONE, a copy of said plat being recorded in Plat Book 32 at pages 2 and 3, Forsyth County Registry; and running then from said beginning point South $01^{\circ} 37' 53''$ West 185.18 feet to a point; running thence South $66^{\circ} 51' 22''$ West 65.12 feet to a point, said point being located in the Northwest corner of Lot No. 69 of Sedge Lake Garden, Phase One; running thence South $04^{\circ} 12' 52''$ East 159.59 feet to a point, said point being located in the Southwest corner of Lot No. 69; running thence South $89^{\circ} 39' 58''$ West 50 feet to a point, said point being located in the northwest corner of Lot No. 70 of Sedge Lake Garden, Phase One; running thence South $00^{\circ} 02' 02''$ East 760 feet to a point, said point being located in the Southwest corner of Lot No. 89 of Sedge Lake Garden, Phase One; running thence South $00^{\circ} 20' 02''$ East 210 feet to a point, said point being located in the northwest corner of Lot No. 91 of Sedge Lake Garden, Phase One; running thence South $77^{\circ} 00' 00''$ West 225 feet to a point; running thence South $64^{\circ} 23' 59''$ West 789.25 feet to a point; running thence North $03^{\circ} 30' 43''$ East 1,387 feet to a point; running thence North $80^{\circ} 29' 39''$ East 930.06 feet to an iron, said iron being located at the point and place of Beginning of the herein described tract, containing 25.49 acres, more or less, according to a survey by Larry Callahan Surveying Co., Inc., dated December 3, 1988.