FORSYTH COUNTY

08-02-91

PRESENTED FOR REG'STRATION AND RECORDED

STATE OF



\$132.00

Real Estate Excise Tax

L.E. SPEAS REGISTER OF DEEDS

°93 AUG -2 A9:58

DRAFTED BY: Norman L. Nifong

TAX BLOCK: MAIL FUTURE TAX BILLS TO: Grantee,

TAX LOT:

20 409 Kettle Court Winston-Salem, NC

FORSYTH CO. N.C.

NORTH CAROLINA

FORSYTH COUNTY

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 26th day of July, 1993 by and between A & R CONSTRUCTION, a North Carolina General Partnership, hereinafter referred to as "Grantor" and Hugo M. Murillo and wife. Laura Rose Murillo \_, hereinafter referred to as "Grantee".

## WITNESSETH:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to it 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 in Forsyth County, North Carolina in Winston Township, more particularly described as follows:

Being known and designated as Lot 20 as shown on the plat of Mar-Don Hills recorded in Plat Book 31, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership in Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the

Association for exterior maintenance; and, (6) Restrictions upon

the use of the land conveyed herewith.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record and 1993 taxes.

IN TESTIMONY WHEREOF, Austin D. McGuire, III and Robert S. Wooten, General Partners of A & R Construction, a North Carolina General Partnership have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

A & R CONSTRUCTION, a North Carolina General Partnership  By: Austin D. McGuire, III, General Partner  By: Robert S. Wooten, General Partner  (SEAL)  Robert S. Wooten, General Partner  ***********************************	
Austin D. McGuire, III, General Partner  By:	
Robert S. Wooten, General Partner  ***********************************	
JANE A. COX, a Notary Public in and for said county and state, do hereby certify that AUSTIN D. McGUIRE, III and ROBERT S. MOOTEN, General Partners of A & R Construction, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the deed of conveyance.  WITNESS my hand and notarial stamp or seal, this the  day of Jane A. COX My Comm. Exp	
JANE A. COX , a Notary Public in and for said county and state, do hereby certify that AUSTIN D. McGUIRE, III and ROBERT S. COOTEN, General Partners of A & R Construction, a North Carolina Beneral Partnership, personally appeared before me this day and acknowledged the execution of the deed of conveyance.  WITHNESS my hand and notarial stamp or seal, this the JOHANN DOTENTIAL SEAL OF PUBLIC MAY COUNTY OF POHSYTH JANE A. COX NOTARY PUBLIC MY COMMISSION expires:  June 22, 1995  **********************************	**************************************
AND ALEXAL  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this the Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and day of Superior of the deed of conveyance.  WITHESS my hand and notarial stamp or seal, this day and seal of the deed of c	ORTH CAROLINA-Forsyth County
OFFICIAL SEAL Notary Public, North Carolina JANE A. COX My Comm. Exp	state, do hereby certify that AUSTIN D. McGUIRE, III and ROBERT S. WOOTEN, General Partners of A & R Construction, a North Carolina General Partnership, personally appeared before me this day and
June 22, 1995  **********************************	OFFICIAL SEAL Notary Public, North Carolina COUNTY OF FORSYTH JANE A. COX  OFFICIAL SEAL Notary Public, North Carolina COUNTY OF FORSYTH JANE A. COX
The foregoing certificate(s) of Jane A. Cox, a Notary Public of Forsyth County, State of North Carolina is/are certified to be correct.  This the day of August, 1993.  L. E. SPEAS, REGISTER OF DEEDS	
The foregoing certificate(s) ofJane A. Cox, a Notary Public ofForsyth County, State of North Carolina is/are certified to be correct.  This the day of, 1993.  L. E. SPEAS, REGISTER OF DEEDS	**************************************
Forsyth County, State of North Carolina is/ære certified to be correct.  This the day of, 1993.  L. E. SPEAS, REGISTER OF DEEDS	STATE OF NORTH CAROLINA-Forsyth County
This the day of, 1993.  L. E. SPEAS, REGISTER OF DEEDS	Forsyth County, State of North Carolina
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