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FORSYTH COUNTY

08-02-91

28

PRESENTED FOR
REGISTRATION
AND RECORDED

'93 AUG -2 A9:58



\$132.00

Real Estate
Excise Tax

Boy

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

38.00pd
Deborah
Peters

DRAFTED BY: Norman L. Nifong

TAX BLOCK: 6177

TAX LOT: 20

MAIL FUTURE TAX BILLS TO: Grantee, 409 Kettle Court
Winston-Salem, NC 27104

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".

W I T N E S S E T H:

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,

5/32

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

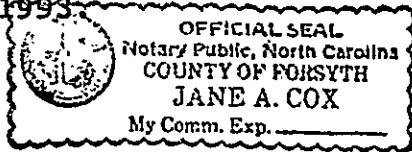
By: [Signature] (SEAL)
Austin D. McGuire, III, General Partner

By: [Signature] (SEAL)
Robert S. Wooten, General Partner

NORTH CAROLINA-Forsyth County

I, JANE A. COX, a Notary Public in and for said county and 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 acknowledged the execution of the deed of conveyance.

WITNESS my hand and notarial stamp or seal, this the 30th day of July, 1993.



[Signature]
NOTARY PUBLIC

My commission expires: June 22, 1995

STATE OF NORTH CAROLINA-Forsyth County

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 2 day of August, 1993.

L. E. SPEAS, REGISTER OF DEEDS

By: [Signature]
Deputy-Assistant