



FORSYTH COUNTY

09-17-93

231

PRESENTED FOR BK 1796 P 2655  
RECORDED AND INDEXED

'93 SEP 17 P 4:47



\$134.00

Real Estate  
Excise Tax

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

*Janet Bottoms*  
\$10.00

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantees, 404 Kettle Court, Winston-Salem, NC 27104

BLOCK: 6177

LOT: 22B

NORTH CAROLINA )  
                          )  
FORSYTH COUNTY )

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 10th day of September, 1993 by and between A & R CONSTRUCTION, a North Carolina General Partnership, hereinafter referred to as "Grantor" and BOBBY TODD SIMPSON (unmarried) and APRIL RENEA GOINGS (unmarried), hereinafter referred to as "Grantees".

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina in Winston Township, more particularly described as follows:

For description see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor covenants with the Grantees, 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.

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.

BK1796 P2656

A & R CONSTRUCTION, a North Carolina General Partnership

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

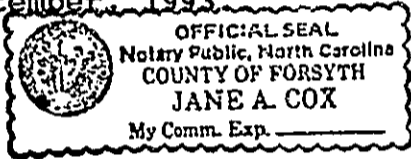
By: [Signature] (SEAL)  
Robert S. Wooten, General Partner

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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 13<sup>th</sup> day of September, 1993.



[Signature]  
NOTARY PUBLIC

My commission expires: June 22, 1995

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STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate(s) of Jane A. Cox, NP;  
Forsyth Co, NC  
is/are certified to be correct.

This the 17 day of September, 1993.

L. E. SPEAS, REGISTER OF DEEDS

By: [Signature]  
Deputy-Assistant

## EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said south right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 46' 31" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the center line of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

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 of 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.