

PRESENTED FOR
REGISTRATION
AND RECORDATION

'94 AUG 29 P 4 45

Prepared by: Thomas T. Crumpler
Return to: Jeff Wood Box

BK 1834 P 2655

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

LE SPEAS
REGISTER OF DEEDS
WARRANTY DEED

10/99
H. L. Latta
Deputy

THIS DEED made this 25 day of August, 1994, is made by and between FORSYTH PARTNERS LIMITED PARTNERSHIP 1, a North Carolina limited partnership, party of the first part (hereinafter called "Grantor"), and RICHARD C. HARRINGTON AND WIFE, FRANCES B. HARRINGTON, parties of the second part (hereinafter collectively called "Grantee"). 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 located in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 108C as shown on a plat entitled "West Point Business Center, Section Six," as recorded in Plat Book 37 at Page 125 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The Grantor conveys the above-described property subject to that certain Declaration of Restrictive Covenants recorded in Book 1627, Page 0552, Forsyth County Registry, and the Grantee, upon the acceptance and recordation of this deed, hereby agrees to be bound by all of the terms and provisions set forth in the Declaration of Restrictive Covenants referenced above.

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: Easements and rights of way of record, if any, and 1994 ad valorem taxes, and those restrictions recorded in Book 1627, Page 0552, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor 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.

FORSYTH COUNTY

08-29-94

FORYSTH PARTNERS LIMITED PARTNERSHIP 1,
a North Carolina limited partnership, by:

\$140.00

By: PIEDMONT PARTNERS, INC.



Real Estate
Excise Tax

By: William Thurston
President

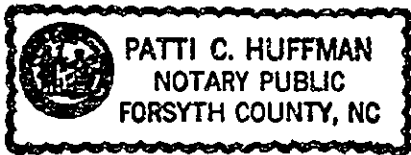
Attest: Michelle J. Scribner
Secretary

[Corporate Seal]

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Patti C. HUFFMAN, a Notary Public, do hereby certify that on this day personally appeared before me, MICHELLE J. SCRIBNER, Secretary, who being by me duly sworn, says that she knows the common seal of PIEDMONT PARTNERS, INC., a North Carolina corporation, general partner of FORSYTH PARTNERS LIMITED PARTNERSHIP 1, a North Carolina limited partnership, and is acquainted with William T. Wilson, III, who is the President of said corporation, and saw the said President sign the foregoing instrument and saw the Common Seal of said Corporation affixed to said instrument by said President, and that she, the said MICHELLE J. SCRIBNER, Secretary, signed her name in attestation of the execution of said instrument in the presence of said President of said Corporation.

WITNESS my hand and notarial seal, this the 25 day of August, 1994.



Patti C. Huffman
Notary Public

My commission expires:

12/3/95

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Patti C. Huffman, Notary Public, Forsyth Co. NC (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 29 day of August 1994

L. E. Speas, Register of Deeds

By Rebecca Riddell Deputy-Assistant

Probate and Filing Fee \$ _____ paid.