



FORSYTH COUNTY
909

05-12-95



\$148.00



Real Estate
Excise Tax

Excise Tax

BK1857 P1142

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 MAY 12 P2:16

137

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

#10.00 pd.

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Mr. Ben Holder, 2546 W. Mountain Street
Kernersville, NC 27284

This instrument was prepared by R. Brandt Deal

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of May, 19 95, by and between

GRANTOR

Holder Properties, a N.C. General
Partnership

GRANTEE

HMF Properties, a N.C. General
Partnership
2546 W. Mountain Street
Kernersville, NC 27284

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

Forsyth

County, North Carolina and more particularly described as follows:

BEING KNOWN AND AND DESIGNATED AS Lots 74 and 75 as shown on the Map of Central Terrace Company as recorded in Plat Book 8, Page AA in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which map is hereby made for a more particular description.

AK1857 P1143

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 that certain deed of trust dated December 13, 1994 to BT Financial Corporation, trustee for Triad Bank in the principal amount of \$76,000.00 as recorded in Book 1843, Page 980, Forsyth County Registry, which the grantee hereby assumes and agrees to pay.

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.

Holder Properties, a N.C. General Partnership

(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

BY

Benjamin M Holder Sr.

Benjamin M. Holder, Sr. Partner

Benjamin M Holder Jr.

Benjamin M. Holder, Jr. Partner

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
BRANDT DEAL
My Commission Expires September 24, 1995

I, a Notary Public of the County and State aforesaid, certify that Benjamin M. Holder, Sr. and Benjamin M. Holder, Jr., Partners of Holder Properties, a N.C. General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10 day of May, 1995.

My commission expires: ----- 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 Brandt Deal, NP, Joseph L. Cone

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.

L. E. Speas, Register of Deeds

REGISTER OF DEEDS FOR

FORSYTH

COUNTY

By

Abraham K. Edle

Deputy Assistant - Register of Deeds