


DRAFTED BY: James W. Armentrout

RECORDING TIME K 1875 2805
PRESENTED FOR
REGISTRATION
AND RECORDED

 FORSYTH COUNTY
704 10-18-95

\$46.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

EXCISE TAX

137 '95 OCT 18 P3:39

John Holleman
Register of Deeds
Forsyth Co. NC

*100%
Nicola
Green*

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 5641E Lot: 33 & 44 Parcel Identifier No.: _____
Property Address: 33 - 5175 Toucan Lane (33) 5065 Toucan Lane (44)
Mail after recording to: ~~GRANTOR~~ HUBBARD REALTY, 285 S. Stratford Road, Winston-Salem, NC 27103 *Bot*
Mail future tax bills to: Mr. Dipak L. Soin, 4640 Cherry Hill Lane, Winston-Salem, NC 27106

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of October, 1995, by and between

GRANTOR
OAK DEVELOPERS 2, a North Carolina General Partnership;
HUBBARD REALTY OF WINSTON-SALEM, INC., a North Carolina Corporation; and
RAMEY DEVELOPMENT CORPORATION, a North Carolina Corporation

GRANTEE
Dipak L. Soin and wife,
Madhu B. Soin
4640 Cherry Hill Lane
Winston-Salem, NC 27106

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, in consideration of \$ 10.00 & OVC TEN DOLLARS & OTHER VALUABLE CONSIDERATION them 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 Abbotts Creek Township, more particularly described as follows:

BEING known and designated as Lot No. 33 & 44 as shown on the Plat of property of SEDGE LAKE GARDEN, Section Three, a plat of which is recorded in Plat Book 36, at page 29, in the office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

FORSYTH COUNTY 10-18-95
705

\$48.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

AK1875 + 2806

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Easements, restrictions, and rights-of-way of record, if any.

IN WITNESS WHEREOF the Grantor has 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.

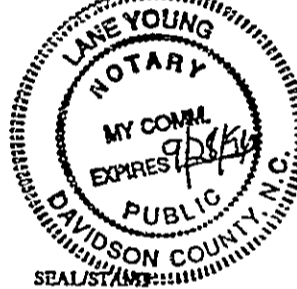
(seal) _____ (seal)
(seal) _____ (seal)
(seal) _____ (seal)

OAK DEVELOPERS 2, a North Carolina General Partnership (seal)
By: Mohammad Hamadani (seal) General Partner
RAMEY DEVELOPMENT CORPORATION (seal)
By: C. J. Ramey (seal) President

HUBBARD REALTY OF WINSTON-SALEM, INC.

Corporate Name
By: Emma B. Hubbard (seal) President
ATTEST: Emma B. Hubbard Secretary
Attest: Maria Ramey Secretary

STATE OF NORTH CAROLINA - Forsyth County



I, Lane Young, a Notary Public of Davidson County, NC, do hereby certify that Emma B. Hubbard personally came before me this day and acknowledged that she is _____ secretary of HUBBARD REALTY OF WINSTON-SALEM, INC. a North Carolina corporation, and that by authority duly given 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 Emma B. Hubbard as its _____ Secretary. Witness my hand and notarial seal this the 13 day of October, 19 95. My commission expires 9/28/, 19 96. Lane Young Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, Lane Young, a Notary Public of Davidson County, NC, do hereby certify that Dian Ramey personally came before me this day and acknowledged that she is _____ secretary of RAMEY DEVELOPMENT CORPORATION a North Carolina corporation, and that by authority duly given 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 Dian Ramey as its _____ Secretary. Witness my hand and notarial seal this the 13 day of October, 19 95. My commission expires 9/28/, 19 96. Lane Young Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, Lane Young, a Notary Public of Davidson County, NC, do hereby certify that Mohammad Hamadani, General Partner of OAK DEVELOPERS 2, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13th day of October, 19 95. My commission expires 9/28/, 19 96. Lane Young Notary Public

The foregoing Certificate(s) of Lane Young, n.p. Davidson Co. NC

This the 18 day of October, 1995.

E. E. Speas, Register of Deeds for Forsyth County by:

D. R. Ridd

JOHN HOLLEMAN, REGISTER OF DEEDS

Deputy/Assistant