

DRAFTED BY: CKB Ventures, L.L.C.
DANIEL W. DONATHAN, MANAGER

RECORDING TIME

FORSYTH CO. NC 176 FEE: \$ 8.00
PRESENTED & RECORDED: 09/17/1996 3:56PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARDS
STATE OF NC REAL ESTATE EXTX: \$ 32.00

EXCISE TAX 32

PROBATE AND FILING FEE \$ PAID

Tax Block: 3216D Lot: 063 Parcel Identifier No.:
Property Address: 3675 SIGNET DRIVE, Winston Salem, NC 27101
Mail after recording to: /SUNSHINE BUILDERS AND IMPROVEMENTS INC// PHILIP E. SEARCY, BOX
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of SEPTEMBER, 19 96, by and between

GRANTOR

GRANTEE

CKB Ventures, L.L.C.

SUNSHINE BUILDERS & IMPROVEMENTS, INC.

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 and OVC Ten Dollars & Other Valuable Considerations 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 Middlefork Township, more particularly described as follows:

Being known and designated as lot no. 63
on the plat of Silver Chalice, Section 3
as recorded in Plat Book 38, Page 179,
in the Forsyth County Register of Deeds
Office, Forsyth County, North Carolina.

The above land was conveyed to Grantor by (see book number 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Daniel W. Donathan, Manager (seal) _____ (seal)
CKB VENTURES, L.L.C.
DANIEL W. DONATHAN, MANAGER (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County



North Carolina - Davie County

AMY G. CRAWFORD

NOTARY PUBLIC

My Commission Expires

Amy G. Crawford

, a Notary Public of Forsyth County, NC, do hereby

certify that CKB VENTURES, L.L.C., DANIEL W. DONATHAN, MANAGER

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 10 day of September, 1996.

SEAL/STAMP

My commission expires

6/1

1999

Amy G. Crawford

Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires

19____

Notary Public

The foregoing Certificate(s) of Amy G. Crawford is/are certified to be correct.

This the 17 day of Sept, 19 96.
J. E. Speas, Register of Deeds for Forsyth County by: JOHN HOLLEMAN, REGISTER OF DEEDS

Edwards

Deputy/Assistant

Forsyth County Register of Deeds from EFD 470

BK1918 P1311