

BK1950 P0234

FORSYTH CO, NC 77 FEE: \$ 10.00
PRESENTED & RECORDED: 06/05/1997 1:01PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 371.00

Handwritten signature

Excise Tax

Recording Time, Book and Page

Tax Lot No. 66, Block 5646E Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Grantee: 130 John Ehle Drive, Kernersville, NC 27284

This instrument was prepared by PHILIP E. SEARCY

Brief description for the Index
Lot 66, The Authors, Section One-Revised

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of June, 19 97, by and between

GRANTOR

GRANTEE

MOXLEY CONSTRUCTION, INC.
a Virginia Corporation

FRANKLIN J. LYNCH
and wife,
VICTORIA P. LYNCH

Property/Mailing Address:
130 John Ehle Drive
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 Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 66, as shown on the plat entitled THE AUTHORS, SECTION ONE, REVISED, (Being a Division of Lot 66 of The Authors, Section One) as recorded in Plat Book 39, page 166, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Any lot herein conveyed which is a part of THE AUTHORS shall be subject to the Plan of Development as the same is recorded in Book 1839, at page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot which is herein conveyed and is a part of THE AUTHORS, the Grantee and each of them acknowledge that the Lot above described as a part of THE AUTHORS is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any lot in THE AUTHORS; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1858, page 2431, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 39 page 166.....

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:

Save and except easements, rights of way and restrictions of record, if any.

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.

MOXLEY CONSTRUCTION, INC.

(Corporate Name)

By:

David C. Moxley

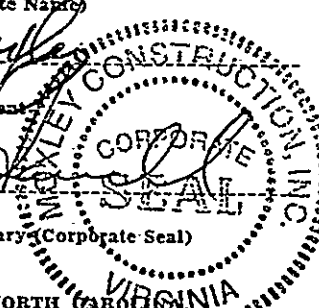
President

ATTEST:

Janet S. Harrell

Assistant

Secretary (Corporate Seal)



USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

Use Black Ink

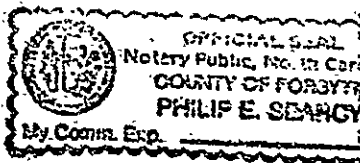
I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of June, 1997.

My commission expires: 4-29-2000 Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Janet S. Harrell, Secretary of Moxley Construction, Inc., personally came before me this day and acknowledged that she is Assistant Secretary of Moxley Construction, Inc., a Virginia 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 her as its Assistant Secretary.



Witness my hand and official stamp or seal, this 5th day of June, 1997.

My commission expires: 4-29-2000 Notary Public

The foregoing Certificate(s) of Philip Seary, Notary Public

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.

DICKIE C. WOOD

REGISTER OF DEEDS FOR FORSYTH COUNTY

By

a.t.walsh

(Deputy) Assistant - Register of Deeds