

158  
FORSYTH CO-NC FEE: \$ 10.00  
PRESENTED & RECORDED: 11/14/1997 3:29PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON  
STATE OF NC REAL ESTATE EXTX: \$ 277.00  
BK1973 P1264 - P1265

*DP McNamee*

Excise Tax 277.00

Recording Time, Book and Page

Tax Lot No. 040; Tax Block 4401F Parcel Identifier No. 0000588834  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Property Address: 450 Craver Pointe Drive, Clemmons, NC 27012

Mail after recording to Bob Porter Box

This instrument was prepared by Dennis W. McNames

Brief description for the Index

[Redacted]

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of September, 19 97, by and between

GRANTOR

GRANTEE

KEVIN P. HOLLERAN  
and wife,  
AMY DUGAN HOLLERAN

Phillip Andre' Huie  
and wife,  
Donna Eller Huie

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~~ Village of Clemmons, Clemmons Township,

Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot No. 40 as shown on a recorded plat entitled "VILLAGE CLUB, SECTION 1", as developed by The New Fortis Corporation, said map prepared by Borum, Wade and Associates, P.A., October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants as recorded in Deed Book 1840, Page 3650, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1861, at Page 2051, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 37 page 147 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.

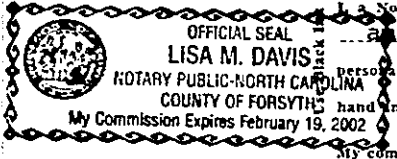
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, conditions, rights-of-way and restrictions of record, if any, and ad valorem taxes prorated to the date of closing.

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.

By: Kevin P. Holleran (SEAL) Amy Dugan Holleran (SEAL) President Secretary (Corporate Seal) ATTEST: USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Kevin P. Holleran and wife, Amy Dugan Holleran personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of September, 1997. My commission expires: February 19, 2002. Lisa M. Davis 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 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 Lisa M. Davis 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 FORSYTH COUNTY REGISTER OF DEEDS FOR BY B. Campbell Deputy/Assistant - Register of Deeds