

FORSYTH CO. NC 150 FEE: \$ 10.00  
 PRESENTED & RECORDED: 01/16/1998 4:03PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
 STATE OF NC REAL ESTATE EXT: \$ 138.00  
 BK1981 P3769 - P3770

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Grantee : 408 West Mountain Street, Kernersville, NC 27284

This instrument was prepared by Raymond D. Thomas (No title search or closing requested or performed)

Brief description for the Index Lots 34, 38, The Authors, Sec. Three

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 30th day of December, 19 97, by and between

GRANTOR	GRANTEE
THOMAS W. PRINCE and wife, HELEN H. PRINCE	BILLY GRAY WATSON, INC.  Mailing Address:  Property Address: Lots 34, 38, Clyde Edgerton 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 .. n/a .., Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot s 34 & 38 of THE AUTHORS, SECTION Three, a map and plat of which is recorded in Plat Book 39 at Page 22 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description thereof.

Any lot(s) herein conveyed which is/are 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(s) which are herein conveyed and are a part of THE AUTHORS, the Grantee and each of them acknowledge that the Lot(s) 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(s) or any lot(s) 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.

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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:

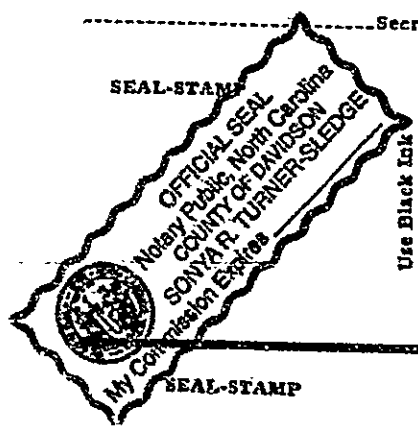
Easements, restrictions and rights of way of record, if any, and ad valorem taxes.

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.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Thomas W. Prince (SEAL)
Helen H. Prince (SEAL)



NORTH CAROLINA, FORSYTH County.
I, a Notary Public of FORSYTH County and State aforesaid, certify that Thomas W. Prince and wife, Helen H. Prince Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of December, 1997. My commission expires: June 12, 2002 Sonya R. Turner-Sledge Notary Public

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 Sonya R. Turner-Sledge, NP

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 E. WOOD, REGISTER OF DEEDS FOR FORSYTH COUNTY
By Deputy/Assistant - Register of Deeds

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