

FORSYTH CO, NC 193 FEE: \$ 10.00
PRESENTED & RECORDED: 05/07/1999 1:22PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXT: \$ 480.00
BK2066 P2376 - P2377

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Grantee: 245 Lee Smith Lane, Kernersville, NC 27284

This instrument was prepared by PHILIP E. SEARCY

Brief description for the Index Lot 19, The Authors

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of May, 1999, by and between

GRANTOR

GRANTEE

SUNSHINE BUILDERS AND
IMPROVEMENTS, INC., a
North Carolina corporation

BILLY R. LANKFORD, JR.
and wife,
TREVA ANNETTE LANKFORD

Property/Mailing Address:
245 Lee Smith Lane
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 19, as shown on the plat entitled THE AUTHORS, SECTION FOUR, as recorded in Plat Book 41, page 20, 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, and any amendments thereto, 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 2046, page 1026, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 41 page 20

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.

SUNSHINE BUILDERS AND IMPROVEMENTS, INC. (SEAL)
(Corporate Name)

By: [Signature] (SEAL)
President

ATTEST: [Signature] (SEAL)
Secretary (Corporate Seal)

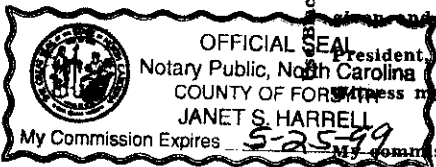
USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, _____ County.

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 _____ day of _____ My commission expires: _____ Notary Public

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Neil Street Secretary of SUNSHINE BUILDERS AND IMPROVEMENTS, INC. personally came before me this day and acknowledged that he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly _____ as the act of the corporation, the foregoing instrument was signed in its name by its _____ sealed with its corporate seal and attested by him as its _____ Secretary. Witness my hand and official stamp or seal, this 7 day of May, 1999, Janet S. Harrell Notary Public



The foregoing Certificate(s) of Janet S. Harrell, a Notary Public of Forsyth County NC

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 [Signature] Deputy/Assistant Register of Deeds