

Box 58

BK 2145 PG 1845

Lots 41, 53, 54, 55, 61, 77, 79, 80, & 83

Tax Block & Lot: 5641E and 62

Parcel ID:

Mail future tax bills to:

Bradley's Home Construction,

FORSYTH CO, NC

130

FEE: \$ 10.00

PRESENTED & RECORDED: 12/04/2000 2:18PM

DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$

220.00

BK 2145 P1845 - P1846

P. B. Hines

RECORDING TIME

DRAFTED BY: James W. Armentrout

Mail after recording to:

Bradley's Home Construction,

LLC

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of November, 2000 XXXX, by and between

GRANTOR

Oak Developers 2, a NC General
Partnership (1/2),
and
Hubbard Realty of Winston-Salem, Inc. (1/4)
and
Ramey Development Corporation (1/4)

GRANTEE

Bradley's Home Construction, LLC

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 ovc Ten dollars and other valuable considerations to it 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 Abbott's Creek Township, more particularly described as follows:

Being known and designated as lots 41, 53, 54, 55, 61, 77, 79, 80, 62, and 83 in Sedge Lake Gardens, Section ^{Three}, as recorded in Plat Book 36, Page 29 in the Office of the Register of Deeds of Forsyth County, NC, reference being thereto for a more particular description.

Subject to all easements of record and restrictive covenants recorded in Book 1758, Page 2606, Forsyth County Registry, which are incorporated herein by reference as if set out verbatim herein.

Property Address: Sedge Lake Gardens

The above land was conveyed to Grantor by Oak Developers 2 (see book number 1756 page 1012)

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 subject to the following exceptions:

2000 ad valorem taxes

IN WITNESS WHEREOF the Grantor has 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.

Oak Developers 2, a NC General Partnership (seal)

by: Mohammad Hamadani (seal)
General Partner

Ramey Development Corporation (seal)

by: [Signature] Pres. (seal)

ATTEST: [Signature] Secretary (seal)

Hubbard Realty of Winston-Salem, Inc. (seal)

by: [Signature] (seal)

ATTEST: [Signature] (seal)

(seal)

(seal)

ATTEST:

By: [Signature] President

Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, Crystal A. Martin, a Notary Public of Davidson Forsyth County, NC, do hereby certify that Emma B. Hubbard personally came before me this day and acknowledged that 5 he is — secretary of Hubbard Realty of Winston-Salem, Inc. a North Carolina corporation, and that by authority duly given 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 Emma B. Hubbard as its — Secretary. Witness my hand and notarial seal this the 8 day of November, 2000. My commission expires Jan. 31, 2004. Crystal A. Martin Notary Public

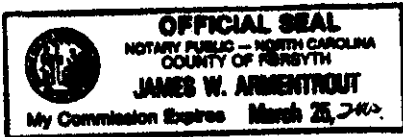


OFFICIAL SEAL
CRYSTAL A. MARTIN
NOTARY PUBLIC - NORTH CAROLINA
DAVIDSON - COUNTY

SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

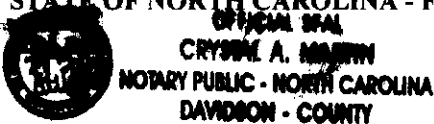
I, James W. Armentrout, a Notary Public of Forsyth County, NC, do hereby certify that Orin Ramey personally came before me this day and acknowledged that 5 he is — secretary of Ramey Development Corporation a North Carolina corporation, and that by authority duly given as the act of the corporation, the foregoing instrument was signed in its name by its — President, sealed with its corporate seal and attested by Orin Ramey as its — Secretary. Witness my hand and notarial seal this the 8th day of November, 2000. My commission expires 3-25-2002. [Signature] Notary Public



SEAL/STAMP

STATE OF NORTH CAROLINA - Forsyth County

I, Crystal A. Martin, a Notary Public of Davidson Forsyth County, NC, do hereby certify that Mohammad Hamadani, General Partner personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of November, 2000. My commission expires Jan. 31, 2004. Crystal A. Martin Notary Public



SEAL/STAMP

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 —. My commission expires —, 19 —. — Notary Public

SEAL/STAMP

The foregoing Certificate(s) of Crystal A. Martin and James W. Armentrout is/are certified to be correct at the date of recordation shown

on the first page thereof. Dickie C. Wood, Register of Deeds for Forsyth County by: [Signature]

Forsyth County Register of Deeds form LFD 2/99

Deputy/Asst