

FORSYTH CO, NC 95 FEE: \$ 20.00
PRESENTED & RECORDED: 03/14/2002 1:38PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 220.00
BK 2239 P 2919 - P 2921



Excise Tax

Recording Time, Book and Page

Tax Lot No. Lot 020 Block 6177 Parcel Identifier No. 6804-69-2101

Verified by County on the day of by

Mail after recording to Grantee: 409 Kettle Court
Winston-Salem, NC 27104

This instrument was prepared by T. Dan Womble, Attorney at Law

Brief description for the Index Lot 020, Block 6177

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of May, 2001, by and between

GRANTOR

GRANTEE

HUGO M. MURILLO AND WIFE,
LAURA S. MURILLO

Gustavo Herrera and wife,
Martha Cuervo

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

See Attached Exhibit "A"

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:

Save and except easements and restrictions of record if any; 2001 taxes are to be pro-rated.

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: _____ (Corporate Name) _____ (SEAL)
President _____ (SEAL)
ATTEST: _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)
USE BLACK INK ONLY
HUGO M. MURILLO
LAURA G. MURILLO

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Hugo M. Murillo and wife Laura G. Murillo Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of March, 2002. My commission expires: 02-27-2006 Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ 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 _____, _____. My commission expires: _____ Notary Public

The foregoing Certificate(s) of Susan A. Ireland, N.P.

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 REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____ Deputy/Assistant Register of Deeds

Exhibit "A"

Being known and designated as Lot 20 as shown on the plat of Mar-Don Hills recorded in Plat Book 31, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership in Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.