


2005007091 00046


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$190.00
 PRESENTED & RECORDED:
 02-04-2005 10:21 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: S L POINDEXTER DPTY
BK: RE 2539
PG: 1083-1085

ENVELOPE

This instrument drafted by: John A. Richardson, III
No Title Search Performed, Nor Requested

After recording, mail to: Stephen H. Wolfe and wife, Rochelle M. Wolfe
404 Kettle Court 5028 Mountain View Rd.
Winston-Salem, NC 27104

After recording, send tax bills to: Stephen H. Wolfe and wife, Rochelle M. Wolfe
404 Kettle Court 5028 Mountain View Rd.
Winston-Salem, NC 27104

Tax Block: 6177 Tax Lot: 022B

North Carolina)
Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 31 day of January, 2005, by Bobby Todd Simpson, unmarried ["Grantor"] of Forsyth County, North Carolina to Stephen H. Wolfe and wife, Rochelle M. Wolfe ["Grantees"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to him/her/they paid by the said Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantees, his/her/their heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees and his/her/their heirs and assigns forever.

And the said Grantor does covenant that he/she/they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that he/she/they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

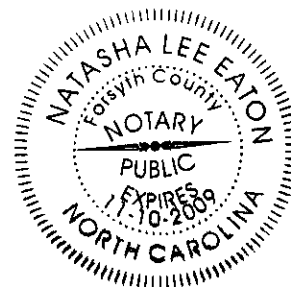
In Testimony Whereof, the said Grantor has hereunto set his/her/their hands and seals the day and year first above written.

Bobby Todd Simpson (SEAL)
Bobby Todd Simpson

North Carolina
Forsyth County

I, Natasha Lee Eaton, a Notary Public in and for Forsyth County, State of North Carolina, do hereby certify that Bobby Todd Simpson personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal, this the 31st day of January, 2005.

Natasha Lee Eaton (seal)
Notary Public



My Commission Expires: November 19, 2009

NOTARY SEAL

The foregoing certificate(s) of Natasha Lee Eaton, a Notary Public in and for FORSYTH County, State of North Carolina is/are certified to be correct. This the 4 day of Feb, 2005.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: Dickie C. Wood

DICKIE C. WOOD, REGISTER OF DEEDS

EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said South right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 45' 31" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the center line of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

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 of Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitation 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.

This is the same property conveyed to the parties as recorded in Deed Book 1796, Page 2655 in the office of Register of Deeds of Forsyth County, North Carolina reference to which is hereby made.