


2005020765 00101


 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$194.00
 PRESENTED & RECORDED:
 04-05-2005 11:15 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: ROSALYN E MARSH DEPUTY
BK: RE 2554
PG: 2027-2029

ENVELOPE

Do not write above this line

DRAFTED BY: Nancy S. Mundorf	Tax Block-Lot: 5401A 302	Parcel ID:
Mail after recording to: Stamps: \$194.00	Mail future tax bills to:	
Grantee:	Grantee:	
935 E. Mountain Street, Unit N	@ property address	
Kernersville, NC 27284		

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of April, 20 05, by and between

GRANTOR	GRANTEE
EUGENE WALSER and Wife, SHIRLEY T. WALSER	HELEN W. PEGG and Husband, JACK W. PEGG

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 & O.V.C.) Ten Dollars and Other Valuable ^{Considerations} to them 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, Kernersville Township, more particularly described as follows:

See Attached Exhibit A

Property Address: 935 East Mountain Street, Unit N, Kernersville, North Carolina 27284
 The above land was conveyed to Grantor by Stonegate Associates (see book 1523 page 1622)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is 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:

Easements, restrictions of record, 2005 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.

Corporate Name _____ President _____
(seal) Eugene Walser (seal)
(seal) Shirley T. Walser (seal)
by: Shirley T. Walser

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, _____, a Notary Public of Forsyth County, NC
do hereby certify that _____ personally came before
me this day and acknowledged that he is _____ President of _____
and acknowledged
on behalf of the corporation, the due execution of the foregoing instrument.
Witness my hand and notarial seal this the ____ day of _____, 20 ____.

Seal/Stamp STATE OF NORTH CAROLINA - Forsyth County
I, Nanette B. McGee, a Notary Public of Guilford County, NC
do hereby certify that EUGENE WALSER and Wife, SHIRLEY T.
WALSER personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 5th day of April, 20 05
My commission expires Sept. 24, 20 05. 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 _____, 20 ____.

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 _____, 20 ____.

The foregoing Certificate(s) of Nanette B. McGee
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: _____ Deputy/Asst:

EXHIBIT A

Those certain premises comprising a portion of Stonegate Office Condominium, said Condominium having been established under Chapter 47A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated July 5, 1985, and recorded July 5, 1985, in Book 1494, Page 1391, Book 1500, Page 1311 and Book 1523, Page 1598, Office of the Register of Deeds of Forsyth County, North Carolina, the premises hereby conveyed being more particularly described as follows:

1. Unit No. 302, located in Building 3 of Stonegate Office Condominium, as described in the Declaration of Condominium and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3, Page 109, Forsyth County Registry;
2. A 4.21 percentage undivided interest appurtenant to said Unit 101 in all Common Areas and Facilities of said Condominium including the building and improvements on the land described in the Declaration of Condominium recorded July 5, 1985, in Book 1494, Page 1391, Book 1500, Page 1311 and Book 1523, Page 1598, Forsyth County Registry and as shown on the Plat of Condominium which is recorded in Condominium Plat Book 3, Pages 36 Forsyth County Registry;

Together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with all Unit Owners, and all other occupants from time to time, any and all portions of Stonegate Office Condominium designated by the Declaration of Condominium as Common Areas, Limited Common Areas or Facilities.