

2006074429 00169

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$260.00

PRESENTED & RECORDED:

11-28-2006 12:41 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2711

PG: 4238-4239

ENVELOPE

Drafted by: William E. Rabil, Jr.

Mail deed and future tax bills to Grantee at: 338 Summergate Drive, Winston-Salem NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17 day of November, 2006, by and between, HILLCREST TOWNHOUSES, LLC, as GRANTOR, to JOANN NG (Unmarried), as GRANTEE.

The designation Grantor and Grantees 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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Unit No.10 , as shown on the "As Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, Map 1, as recorded in Plat Book 49, Page 197, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 338 Summergate Drive, Winston-Salem NC 27103

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor covenants with the Grantees, 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:

This conveyance is made subject to the Master Declaration of Covenants, Conditions and Restrictions For Hillcrest Towne Center as recorded in Book 2580, Pages 1308-1344 and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Pages 1057-1115, Forsyth County Registry, and all other easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year, and each subsequent year.

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 the Board of Directors the day and year first above written.

HILLCREST TOWNHOUSES, LLC.

By: [Signature] (SEAL)
Michael A. Murray, Member/Manager

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Mary Sue Hatley, a Notary Public of said County and State, do hereby certify that on this 17 day of November, 2006, before me personally appeared, Michael A. Murray, Member/Manager of HILLCREST TOWNHOMES, LLC, who proved to me by satisfactory evidence to be the person who signed the foregoing document in behalf of the Limited Liability Company pursuant to authority duly given and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and notarial seal or stamp this the 17 day of November, 2006.

Mary Sue Hatley
Notary Public

MARY SUE HATLEY
Typed or Printed name of Notary Public

My commission expires: 12/18/2010

Seal/Stamp

