

ENVELOPE

2007044262 00228

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$270.00

PRESENTED & RECORDED:

07-26-2007 04:01 PM

DICKIE C WOOD
REGISTER OF DEEDS

By: LORA SMALL DPTY

BK: RE 2771

PG: 3631-3633

Drafted by: William E. Rabil, Jr.

Mail deed and future tax bills to Grantee at: 2471 Autumn Mist Dr., Winston-Salem NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26 day of July, 2007, by and between, HILLCREST TOWNHOUSES, LLC, as GRANTOR, to CATHERINE L. WARD (Unmarried) as GRANTEE.

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 Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee 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. 31, as shown on the "AS BUILT" PLAT FOR HILLCREST TOWNE CENTER, Section Three, Phase One, Units 25-36, as recorded in Plat Book 52, Page 123, Forsyth County Registry, reference to which is hereby made for a more particular description.

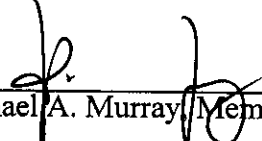
Property Address: 2471 Autumn Mist Drive, Winston-Salem NC 27103

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

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; as amended by that First Amendment To Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2736, Pages 3106-3129, Forsyth County Registry 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:  (SEAL)
Michael A. Murray, Member/Manager

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, MARY L HUMBLE, a Notary Public of said County and State, do hereby certify that on this 26 day of JULY, 2007, 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 26 day of July, 2007.

Mary L Humble
Notary Public

MARY L. HUMBLE
Typed or Printed name of Notary Public

My commission expires: OCT 26, 2008

Seal/Stamp

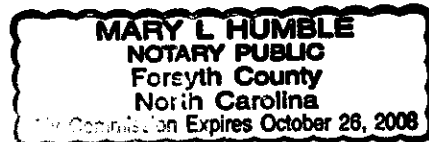


EXHIBIT A

BEING KNOWN AND DESIGNATED AS UNIT NO. 31, AS SHOWN ON THE
"AS BUILT" PLAT FOR HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE,
UNITS 25-36, AS RECORDED IN PLAT BOOK 52, PAGE 123, FORSYTH COUNTY
REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR
DESCRIPTION.

PROPERTY ADDRESS: 2471 AUTUMN MIST DRIVE, WINSTON-SALEM NC 27103