

ENVELOPE

2008013027 00123
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$274.00
 PRESENTED & RECORDED:
03-14-2008 12:44 PM
 KAREN GORDON
REGISTER OF DEEDS
 BY: BETTY C. CAMPBELL
DPTY
BK: RE 2818
PG: 3405-3406

Drafted by: William E. Rabil, Jr.
Mail deed and future tax bills to Grantee at: 2463 Autumn Mist Dr., Winston-Salem NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of March, 2008, by and between, HILLCREST TOWNHOUSES, LLC, as GRANTOR, to AMY W. STREIT (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. 35, 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: 2463 Autumn Mist Drive, Winston-Salem NC 27103
PIN No. 6804-71-1026

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 as amended by that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2755, Pages 1857-1868, Forsyth County Registry, and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Pages 1057-1115, Forsyth County Registry, and as amended by that First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions recorded in Book 2767, Pages 2605-2609, 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 14 day of March, 2008, before me personally appeared, Michael A. Murray, Member/Manager of HILLCREST TOWNHOUSES, 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 14 day of March, 2008.

[Signature]
Notary Public

MARY SUE HATLEY
Typed or printed name of Notary Public

My commission expires: 12/18/2010

Seal/Stamp

