

DRAFTED BY: DAVID H. CAFFEY

Mail after recording to:

GRANTEES

611-B Gunston Ct.
Winston-Salem, NC
27106

Tax Block & Lot:

Parcel ID:

Mail future tax bills to:

Same

FORSYTH CO, NC

71

FEE: \$ 20.00

PRESENTED & RECORDED: 06/11/2002 11:26AM

DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE

STATE OF NC REAL ESTATE EXT: \$

72.00

BK2259 P 332 - P 334

RECORDING TIME

Do not write in this space

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of May, 20 02, by and between

GRANTOR

GRANTEE

Z & M PROPERTIES, A NC GENERAL PARTNERSHIP

UMESH JAIN AND ASHWANI JAIN

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) OVC 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 Winston Township, more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A".

Property Address:

The above land was conveyed to Grantor by Georgetown Partners, LTD. (see book number 1388 page 1072)

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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Z & M PROPERTIES, A NC GENERAL PARTNERSHIP

BY: ZOE BARNHART, Gen. Partner (seal)

(seal)

(seal)

(seal)

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

My commission expires _____, 20____. SEE ATTACHED Notary Public

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

My commission expires _____, 20____. Notary Public

The foregoing Certificate(s) of _____ 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.

NORTH CAROLINA

FORSYTH COUNTY

I, Helen C. Mabe, a Notary Public of the County and State aforesaid, certify that Zeb E. Barnhardt, Jr., who, being by me duly sworn says that he is a General Partner of Z & M Properties, a North Carolina General Partnership, and that the foregoing instrument was duly executed by him for and on behalf of the said North Carolina General Partnership. Witness my hand and official seal, this 4th day of June, 2002.

My commission expires: 3/2/2004 Helen C Mabe Notary Public

SEAL/STAMP



STATE OF NC - FORSYTH CO. Helen C. Mabe The foregoing certificate(s) of:

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deput/Asst

BEING KNOWN and designated as Unit #14, Building 1 as shown on a plat or plats entitled Georgetown Condominiums, recorded in Unit Ownership File 1 at Pages 177-181 inclusive, and as rerecorded and corrected in Unit Ownership File 1 at Page 182, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF GEORGETOWN CONDOMINIUMS" (which specifically includes a .0041 percent undivided fee simple ownership interest in and to the Common Areas of Georgetown Condominiums) as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1381 at Pages 1531, et. seq., on December 28, 1982, at 9:34 o'clock a.m., and pursuant thereto membership in the Georgetown Condominium Homeowners Association, Inc., a North Carolina Non-Profit Corporation.