

Drafted By: Thomas T. Crumpler
Return to: Peebles, Hedgpeth, Schramm & Crumpler Box

NORTH CAROLINA)
)
FORSYTH COUNTY)

DEED

THIS DEED, made this 25th day of February, 1983, by Georgetown Partners, Ltd., a North Carolina Limited Partnership, (hereinafter called "Seller"), to Z & M Properties, of Forsyth County, North Carolina, (hereinafter called "Purchaser", whether one or more persons);

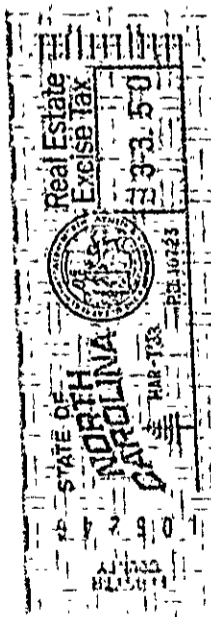
W I T N E S S E T H:

That the said Sellers, in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations to it paid by the Purchaser, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the Purchaser and his or her heirs and assigns forever a unit ownership in real property (under and pursuant to North Carolina General Statutes, Chapter 47A, entitled "Unit Ownership Act", and any amendments thereto), located in Winston-Salem, County of Forsyth, and State of North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as Unit # 14 Building 1 as shown on a plat or plats entitled Georgetown Condominiums, as recorded in Unit Ownership File 1, at Pages 177-181 inclusive, and as rerecorded and corrected in Condominium and 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 "DECLARATIONS OF GEORGETOWN CONDOMINIUMS" (which specifically includes a 0.0041 percent undivided fee simple ownership interest in and to the Common Areas of Georgetown Condominiums) issued by Georgetown Partners, Ltd., and 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.

SUBJECT TO the said Declaration of Georgetown Condominiums, and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) use and restriction of use of each Unit for residential purposes, and other uses reasonably incidental thereto; (2) property rights of the Purchaser as a Unit Owner, and any guests or invitees of the Purchaser, in



BOOK 1388P 1072

Drafted By: Thomas T. Crumpler
Return to: Peebles, Hedgpeth, Schramm & Crumpler Box

NORTH CAROLINA)
)
FORSYTH COUNTY)

DEED

THIS DEED, made this 25th day of February, 1983, by Georgetown Partners, Ltd., a North Carolina Limited Partnership, (hereinafter called "Seller"), to Z & M Properties, of Forsyth County, North Carolina, (hereinafter called "Purchaser", whether one or more persons);

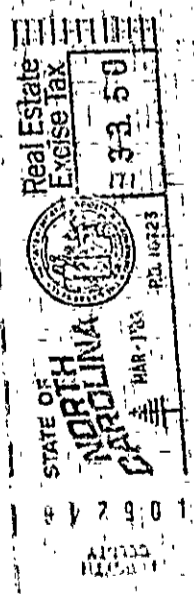
W I T N E S S E T H:

That the said Sellers, in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations to it paid by the Purchaser, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the Purchaser and his or her heirs and assigns forever a unit ownership in real property (under and pursuant to North Carolina General Statutes, Chapter 47A, entitled "Unit Ownership Act", and any amendments thereto), located in Winston-Salem, County of Forsyth, and State of North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as Unit # 14 Building 1 as shown on a plat or plats entitled Georgetown Condominiums, as recorded in Unit Ownership File 1, at Pages 177-181 inclusive, and as rerecorded and corrected in Condominium and 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 "DECLARATIONS OF GEORGETOWN CONDOMINIUMS" (which specifically includes a 0.0041 percent undivided fee simple ownership interest in and to the Common Areas of Georgetown Condominiums) issued by Georgetown Partners, Ltd., and 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.

SUBJECT TO the said Declaration of Georgetown Condominiums, and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) use and restriction of use of each Unit for residential purposes, and other uses reasonably incidental thereto; (2) property rights of the Purchaser as a Unit Owner, and any guests or invitees of the Purchaser, in




BOOK 1388P 1072

Purchaser, in and to the Common Areas; (3) obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof; (4) limitations upon the use of the Common Areas; (5) obligations of the Purchaser and the Association for maintenance; and (6) restrictions upon the use of the unit ownership in real property conveyed hereby.

TO HAVE AND TO HOLD the aforesaid unit ownership in real property, and all privileges and appurtenances thereunto belonging, together with the aforesaid rights of easements and use in and to the Common Areas, and subject to the said Declaration of Georgetown Condominiums and the By-Laws annexed thereto, unto the said Purchaser and his or her heirs and assigns forever.

AND the said Seller does hereby covenant that it is seized of the said unit ownership in real property in fee, and has the right to convey the same in fee simple, and that the same are free from all encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, subject, however, to the said Declaration of Georgetown Condominiums and the By-Laws annexed thereto, and the conditions, provisions and restrictions set forth therein; and further subject to, and by acceptance of this Deed the Purchaser assumes, any responsibilities concerning easements, restrictions and rights-of-way of record; and further subject to 1983 ad valorem property taxes, which shall be prorated to the date of closing.

IN TESTIMONY WHEREOF, the Seller acting by and through its General Partners, has executed this Deed and does hereby adopt the seals of its General Partners as its partnership seal on the day and year first written above. GEORGETOWN PARTNERS, LTD., a North Carolina Limited Partnership, by

 (SEAL)
ROBERT L. NEILL, GENERAL PARTNER

 (SEAL)
A. TAB WILLIAMS, JR., GENERAL PARTNER

BOOK 1388P 1073

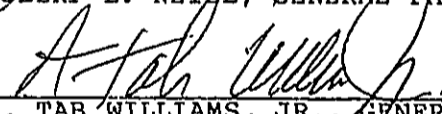
Purchaser, in and to the Common Areas; (3) obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof; (4) limitations upon the use of the Common Areas; (5) obligations of the Purchaser and the Association for maintenance; and (6) restrictions upon the use of the unit ownership in real property conveyed hereby.

TO HAVE AND TO HOLD the aforesaid unit ownership in real property, and all privileges and appurtenances thereunto belonging, together with the aforesaid rights of easements and use in and to the Common Areas, and subject to the said Declaration of Georgetown Condominiums and the By-Laws annexed thereto, unto the said Purchaser and his or her heirs and assigns forever.

AND the said Seller does hereby covenant that it is seized of the said unit ownership in real property in fee, and has the right to convey the same in fee simple, and that the same are free from all encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, subject, however, to the said Declaration of Georgetown Condominiums and the By-Laws annexed thereto, and the conditions, provisions and restrictions set forth therein; and further subject to, and by acceptance of this Deed the Purchaser assumes, any responsibilities concerning easements, restrictions and rights-of-way of record; and further subject to 1983 ad valorem property taxes, which shall be prorated to the date of closing.

IN TESTIMONY WHEREOF, the Seller acting by and through its General Partners, has executed this Deed and does hereby adopt the seals of its General Partners as its partnership seal on the day and year first written above. GEORGETOWN PARTNERS, LTD., a North Carolina Limited Partnership, by

 (SEAL)
ROBERT L. NEILL, GENERAL PARTNER

 (SEAL)
A. TAB WILLIAMS, JR., GENERAL PARTNER

BOOK 1388P1073

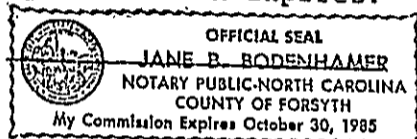
STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Jane B. Bodenhamer, a Notary Public of the above county and state, do hereby certify that Robert L. Neill and A. Tab Williams, Jr., who are General Partners of Georgetown Partners, Ltd., personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of Georgetown Partners, Ltd., a North Carolina Limited Partnership.

Witness my hand and notarial seal or stamp, this the 25th day of February, 1983.

Jane B. Bodenhamer
Notary Public

My Commission Expires:



STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) certificate(s) of Jane B. Bodenhamer N.P. Forsyth Co. N.C., is certified to be correct. This the 1 day of March, 1983.

STAMPS \$ 33.50
Probate and Filing fee:
\$ 8.00 paid

EUNICE AYERS, REGISTER OF DEEDS

By Jessie Golden
Deputy/Assistant

Drafted by: _____

PRESENTED FOR
REGISTRATION
AND RECORDED

MAR 1 10 40 AM '83

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

BOOK 1388P 1074

22

STATE OF NORTH CAROLINA)

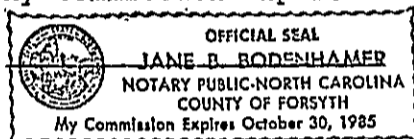
COUNTY OF Forsyth)

I, Jane B. Bodenhamer, a Notary Public of the above county and state, do hereby certify that Robert L. Neill and A. Tab Williams, Jr., who are General Partners of Georgetown Partners, Ltd., personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of Georgetown Partners, Ltd., a North Carolina Limited Partnership.

Witness my hand and notarial seal or stamp, this the 25th day of February, 1983.

Jane B. Bodenhamer
Notary Public

My Commission Expires:



STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) certificate(s) of Jane B. Bodenhamer N.P. Forsyth Co. N.C., is certified to be correct. This the 1 day of March, 1983.

STAMPS \$ 33.50
Probate and Filing fee:
\$ 8.00 paid

EUNICE AYERS, REGISTER OF DEEDS

By Jessie Golden
Deputy/Assistant

Drafted by: _____

PRESENTED FOR
REGISTRATION
AND RECORDED
MAR 1 10 40 AM '83
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

BOOK 1388P 1074

22