



DRAFTED BY: EDWARD V. ZOTAW DWP

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

114

DEED

THIS DEED, made this 30 day of JANUARY, 1984, by KOYT EVERHART BUILDING COMPANY, INC., a North Carolina corporation, of Forsyth County, North Carolina, party of the first part, hereinafter referred to as "Grantor," to K & E PROPERTIES of Forsyth County, North Carolina, party of the second part, hereinafter referred to as the "Grantee."

W I T N E S S E T H :

That the said Grantor, in consideration of One Hundred Dollars and Other Valuable Considerations (\$100.00 & o.v.c.) to it paid by the said Grantee, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell, and convey unto the said Grantee and its heirs and assigns a tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

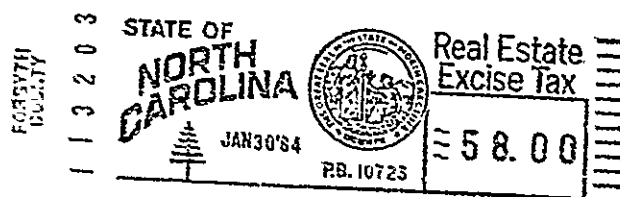
BEING known and designated as Lot No. 3153 on a plat entitled "Burke Mill Place" Phase 2C corded in Plat Book 29, page 46, in the office of the Register of Deeds of Forsyth County, North Carolina; and

Together with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Koyt Everhart Building Company, Inc., and recorded in Book 1425, at page 1145, in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Burke Mill Place Association, Inc.

Subject to the regular monthly assessments and special assessments, limitations, and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions and Restrictions is incorporated herein by reference. By way of illustration and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Area; (3) Obligations of members for regular monthly assessments and special assessments and the effect of nonpayment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for exterior maintenance; and (6) Restrictions upon use of the land conveyed herewith.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, together with the aforesaid rights of easements and use in and to the Common Area subject to the said Declaration of Covenants, Conditions and Restrictions to the said Grantees, and its heirs and assigns, forever.

RECORDERS MEMO  
Record of Poor Quality  
Due to Condition of  
Original



BOOK 1427P1336

And the said Grantor does hereby covenant that it is seized of said premises in fee and will warrant and defend the said title to the same against the claims of all persons whatsoever, subject to the Declaration of Covenants, Conditions and Restrictions aforementioned and to easements and rights of way of record.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused the Common Seal of the corporation to be affixed hereto.

KOYT EVERHART BUILDING COMPANY, INC.

By: Koyt Everhart Sr. President

(CORPORATE SEAL)

[Signature]  
Secretary

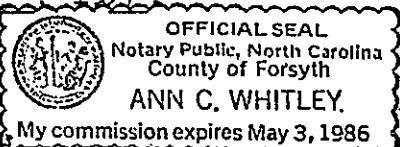
STATE OF NORTH CAROLINA )

COUNTY OF FORSYTH )

This 30 day of Jan., 1984, personally came before me, Ann C. Whitley, a Notary Public, KOYT EVERHART, JR., who, being by me duly sworn, says that he knows the Common Seal of KOYT EVERHART BUILDING COMPANY, INC., and is acquainted with KOYT EVERHART, SR., who is the President of said corporation, and that he, the said KOYT EVERHART, JR., is the Secretary of said corporation and saw the said President sign the foregoing instrument and saw the common seal of said corporation affixed to said instrument by said President, and that he, the said KOYT EVERHART, JR., signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

Witness my hand and notarial seal, this the 30 day of

Jan. 1984



My Commission Expires:

May 3, 1986

Ann C. Whitley  
Notary Public

STATE OF NORTH CAROLINA -- County of Forsyth

The foregoing (or annexed) certificate of Ann C. Whitley  
N.P. Forsyth Co. N.C.  
is certified to be correct. This the 30 day of Jan., 1984.

EUNICE AYERS, Register of Deeds  
PRESENTED FOR  
REGISTRATION  
AND RECORD  
[Signature]  
Deputy/Assistant

Probate Fee \$1.00 paid.

JAN 30 4 28 PM '84

Drafted by: Edward V. Zotian

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

\$5.50 [Signature]

CC

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