

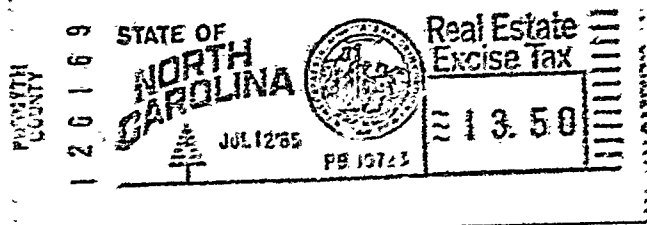
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PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 12 11 51 AM '85

LE BEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

\$5500
Sub



Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19.....
by

Mail after recording to *Box-Sellers*

This instrument was prepared by ...Norman G. Samet...

Brief description for the Index 221 Athens Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this26..... day ofJune....., 19..85....., by and between

GRANTOR

GRANTEE

Samet Construction Co., Inc.
PO Box 8050
Greensboro, NC 27419

D & B Properties, a North Carolina
Limited Partnership

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of Winston Salem....., Winston..... Township, Forsyth..... County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots Nos. 57, 58 and 59 in Retnuh Hills, Section 2, as recorded in Map Book 12, Page 150, Register of Deeds Office, Forsyth County, North Carolina.

This property has a street address of 221 Athens Drive, Winston-Salem N. C. and is identified as Block 2258.5, Lots 57, 58 & 59 of the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in
Forsyth County Book 1450, Page 1444

A map showing the above described property is recorded in Plat Book12..... page.....150.....

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All liens, encumbrances, easements and restrictions of record and 1985 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto 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 its Board of Directors, the day and year first above written.

Samet Construction Co., Inc.
(Corporate Name)
By: [Signature]
President
ATTEST: [Signature]
Secretary (Corporate Seal)
USE BLACK INK ONLY
.....(SEAL)
.....(SEAL)
.....(SEAL)
.....(SEAL)

SEAL-STAMP
NORTH CAROLINA,County.
I, a Notary Public of the County and State aforesaid, certify that
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

SEAL-STAMP
NORTH CAROLINA, Guilford County.
I, a Notary Public of the County and State aforesaid, certify that Sylvia L. Samet,
personally came before me this day and acknowledged that she is Secretary of
Samet Construction Co., Inc. a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by her as its Secretary.
Witness my hand and official stamp or seal, this 27th day of JUNE, 1985.
My commission expires: 9-27-87 Barbara S. Watson Notary Public

The foregoing Certificate(s) of Barbara S. Watson N.P. Guilford Co, N.C.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. Speas, Register of Deeds
By: [Signature] Deputy/~~Register~~ Register of Deeds
REGISTER OF DEEDS FOR FORSYTH COUNTY

PROBATE FEE \$1.00 PAID