



Drafted by: T. Lawson Newton
 Return to: ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~ VonCannon box

NORTH CAROLINA)
) DEED
 FORSYTH COUNTY)

THIS DEED, made this the 26th day of November, 1985, by B & F Properties, a North Carolina General Partnership (hereinafter called "Seller"), to MZB Investments, a North Carolina General Partnership, of Forsyth County, North Carolina (hereinafter called "Purchaser");

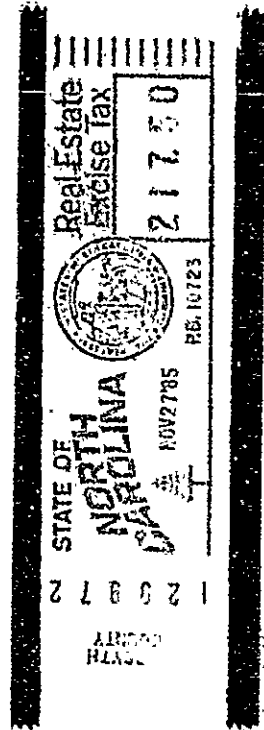
WITNESSETH:

That the said Seller, 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 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 #1 as shown on the plat entitled "Shepherd Street Office Condominiums", recorded in Unit Ownership File No. 3 at Pages 78 & 79, and revised and shown in Unit Ownership File Number 3 at Page 89, Forsyth County Registry, to which reference 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 Condominium (which specifically includes a 30.74% undivided fee simple ownership interest in and to the Common Areas of Shepherd Street Office Condominiums) as recorded in Book 1512, Page 1003, and amended in Book 1515, Page 122, and pursuant thereto membership in Shepherd Street Office Condominiums Association, a North Carolina Non-Profit Corporation.

Property Address: 511 Shepherd Street
 Suite 1
 Winston-Salem, North Carolina



BOOK 1517 P 0362

SUBJECT TO the said Declaration of Condominium of Shepherd Street Office 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 office 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 Purchaser, in and to the Common Areas; (3) obligations and responsibilities 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 ownership in real property, and all privileges and appurtenances thereunto belonging, use in and to the Common Areas, and subject to the said Declaration of Condominium of Shepherd Street Office Condominiums and the By-Laws annexed thereto, unto the said Purchaser and his heirs and assigns.

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 Condominium of Shepherd Street Office 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 198 5 ad valorem property taxes, which shall be prorated to the date of closing.

IN TESTIMONY WHEREOF, the Seller has caused these presents to be signed in its name the day and year first above written.

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B & F Properties, a North
Carolina General Partnership

Leigh S. Fultz (SEAL)
LEIGH S. FULTZ, GENERAL PARTNER
William A. Brady (SEAL)
WILLIAM A. BRADY, GENERAL PARTNER

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Marjorie E. Cline (Wendt), a Notary Public of Forsyth
County, North Carolina, do hereby certify that Leigh S. Fultz and
William A. Brady, General Partners of B & F Properties, a North
Carolina General Partnership personally appeared before me this day
and acknowledged the due execution of the foregoing instrument.

WITNESS MY HAND AND OFFICIAL SEAL this the 26th day of
November, 1985.

MARJORIE E. CLINE
NOTARY PUBLIC—FORSYTH CO., N. C.
My Commission Expires July 25, 1988

Marjorie E. Cline (Wendt)
Notary Public

MY COMMISSION EXPIRES:

7-25-88

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Marjorie E. Cline (Wendt) NP
(here give name and official title of the officer signing the certificate, passed upon)

Forsyth Co., NC

is ~~(are)~~ certified to be correct. This the 27 day of NOVEMBER, 1985.

PRESENTED FOR
REGISTRATION
AND RECORDED

L. E. Speas, Register of Deeds

Nov 27 12 54 PM '85

By Crystal Chinn Deputy-~~Register~~

L. E. SPEAS

REGISTER OF DEEDS
FORSYTH CTY., N.C.

Probate and Filing Fee \$ 8.00 paid.

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