

Drafted by: Edward V. Zotian
Return to Box

Block 6103, Lots 130 & 136
130 & 136 Chrisfield Circle
Winston-Salem, NC 27104

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

63

DEED

THIS DEED, made this 11th day of March, 1986 by
KOYT EVERHART BUILDING COMPANY, INC., a North Carolina cor-
poration, of Forsyth County, North Carolina, party of the
first part, hereinafter referred to as "Grantor," to

K & B 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. 130 & 136
on a plat entitled "Chrisfield, Phases Seven & Eight"
corded in Plat Book 30, page 95, 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 re-
corded in Book 1516, at page 184, in the
office of the Register of Deeds of Forsyth
County, North Carolina; and membership in
Chrisfield 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, Con-
ditions and Restrictions to the said Grantees, and its heirs
and assigns, forever.



BOOK 1531P0846

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, Jr. President

Attest:

[Signature]
Secretary

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

This 11th day of March, 1986, personally came before me, Susan D. Walker, 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.

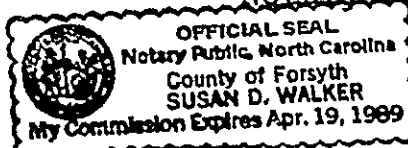
Witness my hand and notarial seal, this the 11th day of March, 1986.

Susan D. Walker

Notary Public

My Commission Expires:

April 19, 1989



STATE OF NORTH CAROLINA -- County of Forsyth

The foregoing (or annexed) certificate of Susan D. Walker, a Notary Public for Forsyth County, North Carolina is certified to be correct. This the 11th day of March, 1986.

[Signature]
Register of Deeds

11 2 45 PM '86
Deputy/Assistant

Probate Fee \$1.00 paid.

Drafted by: Edward V. Zotian
REGISTER OF DEEDS
FORSYTH CO., N.C.

\$5.50
cc

BOOK 1531P0847