

Drafted by: Edward V. Zotian
Return to ~~Box~~ **NEWTON BOX**



Excise Tax

132
PRESENTED FOR
REGISTRATION
AND RECORDED
APR 7 4 34 PM '86
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.
5.50 pd LG

Recording Time, Book and Page

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

Mail after recording to ...Return to **NEWTON** Box.

This instrument was prepared by .. Edward V. Zotian

Brief description for the Index Lot No. 3138, Burke Mill Place

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of April, 1986, by and between

GRANTOR

GRANTEE

K & E Properties, a N. C. General Partnership

Deborah T. Boose

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 Township,

Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 3138 on a plat entitled "Burke Mill Place, Phase Three B" recorded in Plat Book 29, page 93, 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 1446 at page 1518, in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Burke Mill Place Homeowners Association, Inc.

The property hereinabove described was acquired by Grantor by instrument recorded in

.....Deed Book 1452 at page 1481, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book .. 29 page .. 93.....

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:

Any and all easements, rights-of-way and restrictions of record, and ad valorem taxes for the year 1986.

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.

.....
(Corporate Name)

By:

.....President

ATTEST:

.....

.....Secretary (Corporate Seal)

USE BLACK INK ONLY

K & E PROPERTIES, a N. C. General Partnership (SEAL)

Koyt Everhart, Jr., General Partner

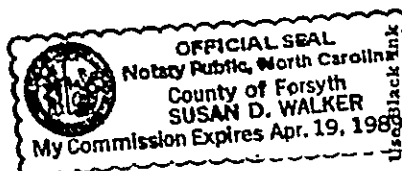
Edward V. Zotian, General Partner (SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

NORTH CAROLINA,Forsyth.....County.



I, a Notary Public of the County and State aforesaid, certify that Koyt Everhart, Jr., and Edward V. Zotian, General Partners of K & E Properties, a N. C. General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of April, 1986.

My commission expires: 4/16/86 Susan D. Walker Notary Public

SEAL-STAMP

NORTH CAROLINA,County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of 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 as its Secretary. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Susan D. Walker N.P. Forsyth Co. NC

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

REGISTER OF DEEDS FOR FORSYTH COUNTY

By

Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID