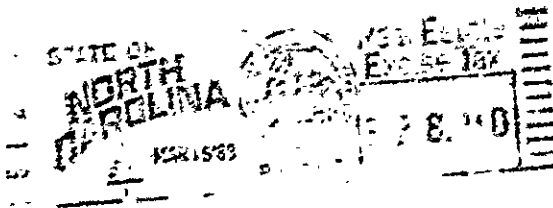




133



PRESENTED FOR
REGISTRATION
AND RECORDED

MAR 15 4 13 PM '88

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

JB. \$8.00 pd.

Excise Tax

Recording Time, Book and Page

Tax Lot No. 27, Block 4404D Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to

Bill Nelson Box

This instrument was prepared by Gilbert T. Davis, Jr.

Brief description for the Index

Lot 27, Forest Ridge Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of March, 19 88, by and between

GRANTOR

GRANTEE

C.H. Vestal Construction Company
a/k/a/ C. H. VESTAL CONSTRUCTION, CO.

B & D and Associates, Inc.

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 Clemmons, Lewisville Township,

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

Being Lot No. 27 as shown on the map of Forest Ridge Subdivision, which is recorded in Plat Book 31, Pages 85 & 86, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description. This property is subject to the Restrictive Covenants found in Deed Book 1571, Page 327, Forsyth County Registry.

Block 4404D, Lot 27

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

A map showing the above described property is recorded in Plat Book _____ page _____

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:

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.

C. H. VESTAL CONSTRUCTION, CO. a/k/a/
C. H. Vestal Construction Company
(Corporate Name)

By Calvin H. Vestal

President

ATTEST: Ruth B. Vestal

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____ Grantor, 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

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Ruth B. Vestal Secretary of C.H. Vestal Construction Company a/k/a C. H. VESTAL CONSTRUCTION, CO. 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 14 day of March, 1988.

My commission expires: August 6, 1990 Karen H. Brunt Notary Public

The foregoing Certificate(s) of Karen H. Brunt, N.P., Forsyth 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

REGISTER OF DEEDS FOR Forsyth COUNTY

By Jeri Waggoner Deputy/Assistant - Register of Deeds