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PRESENTED FOR
REGISTRATION
AND RECORDED

Apr 18 12 05 PM '88

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, NC

JP. \$800.00

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 _____ House, Blanco & Osborn - Box _____

This instrument was prepared by _____ Ronald A. Matamoros, Esquire _____

Brief description for the Index Lot 32, Waterford Section 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of April, 1988, by and between

GRANTOR

GRANTEE

J. M. BUILDERS INC.

Properties
K & M PARTNERS, a North Carolina
General Partnership
1328 Westgate Center Drive
Winston-Salem, North Carolina 27103

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

BEING KNOWN AND DESIGNATED as Lot Number 32 as shown on that certain plat of WATERFORD, Section Three, Phase 1, as recorded in Plat Book 32 at Pages 97 - 102 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which plat is hereby made for a more particular description.

Block 4207K lot 32

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

A map showing the above described property is recorded in Plat Book 32 page 97

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:

- a) Real property taxes for the year 1988 and subsequent years.
- b) Restrictions and easements of record, if any.

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.

J. M. BUILDERS INC.

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, Forsyth 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 Ronald A. Matamoros, Secretary of J. M. BUILDERS INC.

personally came before me this day and acknowledged that he is 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 him as its Secretary. Witness my hand and official stamp or seal, this 18 day of April, 1988.

My commission expires: 5-21-91 Susan P. Angle Notary Public

The foregoing Certificate(s) of Susan P. Angle, DP, 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 Olina Simixers Deputy/Assistant - Register of Deeds