

259

PRESENTED FOR
REGISTRATION
AND RECORDED
SEP 30 3 58 PM '88

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

\$800.00
15

Excise Tax 17.00

Recording Time, Book and Page

Tax Lot No. Part of Lot 105B, Block 5246 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Donis Gallimore, 4792 Old Lane Walkertown NC 27051
No Title Search Requested and None Performed
This instrument was prepared by R. Allen Osborne, Jr.
Brief description for the Index Lot 47, Deer Path, Section II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21 day of September, 19 88, by and between

GRANTOR

GRANTEE

SEDGEFIELD RUN PARTNERS, a North
Carolina General Partnership

G & J Construction, a North Carolina
Partnership

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 N/A Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 47 of the Deer Path, Section Two, Subdivision as shown on that plat duly recorded in Plat Book 33, Page 16, Forsyth County Registry, reference to which is hereby made for a more particular description thereof.

The property shall be subject to the restrictions recorded in Book 1638 page 232.

Property Address: White Trail, Kernersville, N.C. 27284

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

A map showing the above described property is recorded in Plat Book 33 page 16

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:

Save and except easements and restrictions of record, if any, and 1988 ad valorem property taxes.

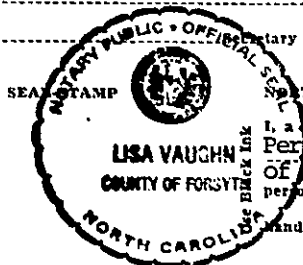
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____
(Corporate Name)

By: _____
President

ATTEST: _____

SEDFIELD RUN PARTNERS
Jerry N. Medford, Partner (SEAL)
Kent Craig Perryman, Partner (SEAL)
John Douglas Mitchell, Partner (SEAL)
Leslie R. Mitchell, Partner (SEAL)



SEAL-STAMP NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that Jerry N. Medford, Kent Craig Perryman, John Douglas Mitchell, Leslie R. Mitchell, Partners Grantor, of Sedfield Run Partners personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of September, 1988.

My commission expires: 12/18/89 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 Lisa Vaughn 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

FORSYTH

By _____ Deputy/Assistant - Register of Deeds