

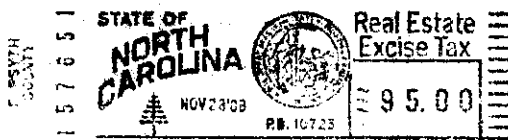
146

PRESENTED FOR
REGISTRATION
AND RECORDED

Nov 28 4 40 PM '88

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

48.00 pd.



Excise Tax

Recording Time, Book and Page

Tax Lot No. Lot 26 , Block 5409 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to H. CHRISTOPHER SEARS, P.O. BOX 398, GREENSBORO, NC 27402

This instrument was prepared by Thomas W. Prince, no title search, no closing

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of November, 1988, by and between

GRANTOR

GRANTEE

G & J CONSTRUCTION,
A North Carolina General Partnership

FRED CHRISTOPHER BROOKS

120 THOMAS DRAKE COURT
KERNERSVILLE, NC 27284

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 _____, Kernersville Township,

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

BEING KNOWN AND DESIGNATED AS Lot 26 of Kristen's Gate,
as shown on the plat recorded in Plat Book 31 page 152
in the office of the Register of Deeds of Forsyth County to which
reference is hereby made for a more particular description.

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.

G & J Construction, a North Carolina General Partnership

(Corporate Name)

Dennis W. Gallimore
Dennis W. Gallimore, Partner

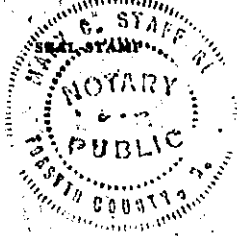
Carl C. Johnson
Carl C. Johnson, Partner

Secretary (Corporate Seal)

USE BLACK INK ONLY

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Dennis W. Gallimore, and Carl C. Johnson, Ptnrs. of G&J Construction
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 22 day of November, 1988.
My commission expires: January 2, 1989 Mary C. Stafford 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 *Mary C. Stafford 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. SPIAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR Forsyth COUNTY

By *Jerry Stagger* Deputy/Assistant Register of Deeds