



202

PRESENTED FOR
REGISTRATION
AND RECORDED

Dec 30 3 12 PM '88

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

Recording Time, Book and Page

JB. \$10.00 pd

Excise Tax

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

Mail after recording to _____ House & Blanco, P.A. Box _____

This instrument was prepared by _____ Steven C. Garland; House & Blanco, P.A. _____

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of December, 1988, by and between

GRANTOR

JAMES E. PATTI and wife,
LYNNE PATTI, and
PAUL H. BAILEY and wife, ✓
MARION K. BAILEY ✓

GRANTEE

P & B 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 _____, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

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:

- Taxes for the year 1988 and subsequent years.
- Easements and restrictions of record, if any.
- The wives join in the execution of this Deed solely for the purpose of quitclaiming and otherwise transferring any marital rights which they may have in the property described herein and specifically not for the purpose of entering into the covenants and warranties contained herein.

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

James E. Patti (SEAL)

James E. Patti

Lynne Patti (SEAL)

Lynne Patti

Paul H. Bailey (SEAL)

Paul H. Bailey

Marion K. Bailey (SEAL)

Marion K. Bailey

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that JAMES F. PATTI and wife, LYNN PATTI

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of December, 1988.

My commission expires: November 14, 1990 *Debra N. Harrison* Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that PAUL H. BAILEY and wife, MARION K. BAILEY

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of December, 1988.

My commission expires: November 14, 1990 *Debra N. Harrison* Notary Public

The foregoing Certificate(s) of *Debra N. Harrison, N.C.*

Forsyth Co., N.C.

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. Speer REGISTER OF DEEDS FOR *Forsyth* COUNTY

By *Jessie Bottoms* Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit A as shown on the plat or plats entitled PROFESSIONAL OWNERS CONDOMINIUM as recorded in Condominium Plat Book 4 at Pages 34-35 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; TOGETHER WITH an undivided 22.92 % fee simple interest in and to the Common Area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by Professional Owners, a partnership, as recorded in the Office of the Register of Deeds for Forsyth County in Book 1637 at Page 2975, et seq.; and pursuant thereto, membership in Healy Condominium Owners Association Inc., a North Carolina Non-Profit Corporation.

TOGETHER WITH all rights of Seller and in and to the Limited Common Area and Facilities, if any, appurtenant to said unit; and

TOGETHER WITH a non-exclusive easement for ingress, egress and regress over the roadways shown on the Condominium Plats above referred to; and

SUBJECT TO the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) a 22.92 % as the percentage of undivided fee simple interest appertaining to the above units in the Common Areas and Facilities; (2) Use and restriction of use of the units for office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantee as a unit owner, and any guests or invitees of Grantee in and to the Common Area; (4) Obligations and responsibilities of Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon the use of the Common Area; (6) Obligations of Grantee and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

Healy.Des/kd

BOOK 1657-3897