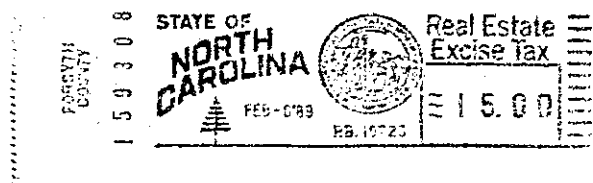




30

PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 8 11 16 AM '89

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

\$8. - 121

Excise Tax

15.00

Recording Time, Book and Page

Tax Lot No. 29G, Block 5409

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 19____
by _____Mail after recording to Grantee4792 OIA Lane
WALKERTON, N.C. 27051This instrument was prepared by Thomas W. Prince

Brief description for the Index

Lot 36 Kristen's Gate

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1 day of February, 1989, by and between

GRANTOR

GRANTEE

LESTER DEVELOPMENT CORPORATION

G & J Construction,
A North Carolina General 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 _____, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 36 as shown on a Plat of KRISTEN'S GATE, as recorded in Plat Book 31 at page 152 in the office of the Register of Deeds of Forsyth County, North Carolina 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.

LESTER DEVELOPMENT CORPORATION

(Corporate Name)

By: *George W. Lester Jr.*

President

ATTEST: *Thomas L. Harned*

Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

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

SEAL-STAMP

VIRGINIA *MARTINSVILLE* *CITY*
NORTH CAROLINA, County

I, a Notary Public of the County and State aforesaid, certify that *Thomas L. Harned*,

personally came before me this day and acknowledged that he is Secretary of

LESTER DEVELOPMENT CORPORATION *Virginia* 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 *1st* day of *February*, 19 *89*.

My commission expires: *3/27/92*

Janet M. Decker Notary Public

The foregoing Certificate(s) of *Janet M. Decker A.P. Martinsville City, Va.*

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.

LE SPFAS REGISTER OF DEEDS

REGISTER OF DEEDS FOR

FORSYTH

COUNTY

By *James Golden*

Deputy/Assistant - Register of Deeds