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PRESENTED FOR
REGISTRATION
AND RECORDED
JUL 14 9 46 AM '89

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

8800 PP

Excise Tax **15.50**

Recording Time, Book and Page

Tax Lot No. Tax Block 5409A lot 037 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Grantee: 4792 Ola Lane

This instrument was prepared by Thomas W. Prince

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11 day of July, 1989, by and between

GRANTOR

GRANTEE

LESTER DEVELOPMENT CORPORATION,
A North Carolina 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 37 of KRISTEN'S GATE/^{Revised} as recorded in plat Book 31 at page 152 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which 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 II President ATTEST: [Signature] 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 NORTH CAROLINA, MARTINSVILLE County. I, a Notary Public of the County and State aforesaid, certify that Janet M. Decker Secretary of LESTER DEVELOPMENT CORPORATION a 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 her as its Secretary. Witness my hand and official stamp or seal, this 12th day of July, 1989. My commission expires: 9/20/90 [Signature] Notary Public

The foregoing Certificate(s) of A. M. Hairfield, N.P., Martinsville, 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. L. E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR [Signature] COUNTY By [Signature] Deputy/Assistant - Register of Deeds