



141. BK1677 P2975
PRESENTED FOR
REGISTRATION
AND RECORDED
OCT 5 4 50 PM '89
L.E. DEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

Excise Tax		Recording Time, Book and Page	
Tax Lot No.	Parcel Identifier No.		
Verified by	County on the	day of	, 19
by			
Mail after recording to <i>Mulligan Box</i>			
This instrument was prepared by J. Bruce Mulligan, P.A., Ste. 103, 4400 Silas Creek Parkway, Winston-Salem, NC 27104			
Brief description for the Index 			

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this <i>30th</i> day of <i>September</i> , 19 <i>89</i> , by and between	
GRANTOR	GRANTEE
Daniel E. O'Toole, Executor U/W Joan Martin O'Toole Dearstyne, Deceased, and Daniel E. O'Toole and wife, Emily R. O'Toole, Joan Maureen O'Toole West and husband, John E. West, and Dennis M. O'Toole and wife, Connie O'Toole	Wanda O. Lockhart

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:

BEING KNOWN AND DESIGNATED as Lot No. 82 on a plat entitled Heather Hills, Section Three, recorded in Plat Book 26 at Page 64 and as amended in Plat Book 26 at Page 66 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 all rights to use the common area as shown on plat recorded in Plat Book 26 at Page 64 and as amended in Plat Book 26 at Page 66 and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Heather Hills Executive Golf Village and recorded in Book 1158, Page 101, and Supplemental thereto recorded in Page 1414, in the Office of the Register of Deeds of Forsyth County, North Carolina, and membership in Heather Hills Home Owners Association; and Subject to the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration of Covenants, Conditions and Restrictions is incorporated herein by reference. By way of illustration and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land, including the Common Area; (3) Obligations of members for regular monthly assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for exterior maintenance; and (6) Restrictions on use of the land conveyed herewith.

The above individually named grantors are all the devisees together with their respective spouses of Joan Martin O'Toole Dearstyne, Deceased.

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.

[Signature] (SEAL)
Daniel E. O'Toole, Executor U/W
Joan Martin O'Toole Dearstyne, Deceased
By:

[Signature] (SEAL)
Daniel E. O'Toole

[Signature] (SEAL)
Emily R. O'Toole
SEAL-STAMP NORTH CAROLINA, Forsyth County.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF SURRY
MONICA D. WALKER
My Commission Expires January 8, 1992

My commission expires: January 8, 1992
Notary Public

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STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate 5 of Monica D. Walker, N.P., Surry Co., NC
(here give name and official title of the officer signing the certificate passed upon)

is (and) certified to be correct. This the 5 day of October 1989

L. E. Speas, Register of Deeds

By Deborah R. Riddle Deputy Assistant

Probate and Filing Fee \$ _____ paid.