

PRESENTED FOR
REGISTRATION
AND RECORDED

RK1703 P2105

'90 OCT 26 P12:28

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

J.B. \$10.00 pd

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 *Bry*

This instrument was prepared by EDWARD V. ZOTIAN

Brief description for the Index Lots 130 & 136 Chrisfield Phases 7 and 8

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of October, 19 90, by and between

GRANTOR

K & B PROPERTIES
a North Carolina General Partnership

GRANTEE

KOYT W. EVERHART, JR.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE FOR PROPERTY DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Deed Book 1531, page 0846, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 30 page 95

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:

Easements and restrictions of record, if any, and ad valorem taxes for the year 1990.

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.

K & B PROPERTIES, a North Carolina

General Partnership

XXXXX

.....
 (Corporate Name)

By:

.....President

ATTEST:

.....

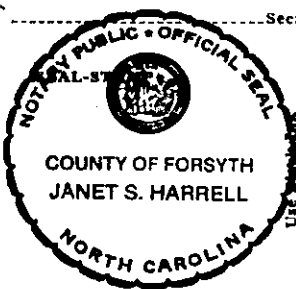
.....Secretary (Corporate Seal)

USE BLACK INK ONLY

By Beatrice M. Everhart (SEAL)
 BEATRICE M. EVERHART, General Partner

.....(SEAL)

.....(SEAL)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Beatrice M. Everhart, General Partner of K & B Properties, a N.C. General Partnership Grantor, for and on behalf of said partnership,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of October, 1990.

My commission expires: May 25, 1994 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 JANET S. HARRELL, 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. SPEAS

REGISTER OF DEEDS FOR

FORSYTH

COUNTY

By Janet S. Harrell Deputy/Assistant Register of Deeds

EXHIBIT "A"

BEING KNOWN and designated as Lots 130 and 136, on the plat entitled "Chrisfield, Phases Seven and Eight" recorded in Plat Book 30 at Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina; and

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Southbend Inc. and recorded in Deed Book 1516 at Page 184, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Chrisfield Association, Inc.; and

SUBJECT to the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration 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 Areas; (3) Obligations of members for regular monthly assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and (6) Restrictions upon the use of the land conveyed herewith.

THE PURPOSE of this deed is to convey the Partnership's remaining one-half (1/2) interest in the above described property.

EVZ/DESC 90-1/#10 - Everhart, Jr.