59

PRESENTED FOR REGISTRATION AND RECORDED
'93 FEB 19 P12:59
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

BK 1771 P 1463

$8.00 pd
Karen Pierce

FORSYTH 02-19-93

STATE OF NORTH CAROLINA

$1.00
Real Estate
Excise Tax

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 Certified Management Contractors, Inc., P.O. Box 25168, Winston-Salem, NC 27114-5168

This instrument was prepared by John T. Eagan, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of February, 1993, by and between

GRANTOR	GRANTEE
S & E ASSOCIATES, a North Carolina General Partnership	CERTIFIED MANAGEMENT CONTRACTORS, INC. P.O. Box 25168 Winston-Salem, NC 27114

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

BEING KNOWN AND DESIGNATED as Lot Numbers 2 and 17 as shown on the Map of HARPERS CROSSING recorded in Plat Book 33 at Page 13 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

N.C. Bar Assoc Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc. (1981

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

A map showing the above described property is recorded in Plat Book ... 33 ..... page . 13 .....

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:

a) Real property taxes for the year 1993 and subsequent years.
b) Restrictive convenants and easements of record, if any.

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

S & E ASSOCIATES, a North Carolina General Partnership .....(SEAL)

By: .....(SEAL)
John T. Eagan, Jr., Partner

By: .....(SEAL)
Mary M. Eagan, Partner

.....(SEAL)

SEAL-STAMP

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
RENEE S. KOSCHAK
MY COMMISSION EXPIRES 5-28-97

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that JOHN T. EAGAN, JR. AND MARY M. EAGAN as Partners of S & E ASSOCIATES, a N.C. General Partnership personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of said Partnership. Witness my hand and official stamp or seal, this 3 day of February, 1993

My commission expires: 5-28-97 Renee S. Koschak 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

Use Black Ink

The foregoing Certificate(s) of .....

Renee S. Koschak Notary Public 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.

.....REGISTER OF DEEDS FOR Forsyth COUNTY

By .....Deputy/Assistant - Register of Deeds

N.C. Bar Assoc Form No. 3 © 1976, Revised 1977.

POOLE PRINTING CO., INC. P.O. BOX 17376 RALEIGH, N.C. 27619

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