



BK1817 P4067
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY

03-17-94

37

94 MAR 17 AM 10:00



\$64.00

Real Estate
Excise Tax

Excise Tax

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

10.00

Kathy Frank

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19....
by

Mail after recording to Wilson, DeGraw & Johnson (Box)

This instrument was prepared by Tom Fagerli

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of February, 19 94, by and between

GRANTOR

GRANTEE

P & G Partners,
a North Carolina General
Partnership

Tom Giannopoulos and wife,
Anna Giannopoulos

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 Abbotts Creek Township,

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

BEGINNING at an iron stake lying in the southern right of way of Hayes Road and being the intersection of said right of way and the western property line of the Annie L. Bodenheimer property as described in Deed Book 525, Page 415, Forsyth County Registry of Deeds, and running the following courses and distances: South 03° 57' 33" West 613.17 feet; thence North 66° 03' 13" West 192.73 feet; thence North 04° 21' 30" East 609.25 feet to the right of way of Hayes Road; and thence with the right of way of Hayes Road South 66° 44' 22" East a chord distance of 187.40 feet to the point and place of BEGINNING. Containing 2.513 acres, more or less, according to a survey dated 3/28/91 and revised 2/2/94 by Larry L. Callahan, R.L.S., and being a portion of Lot 2B of Tax Block 5618 as shown on the records of the Forsyth County Tax Collector.

SUBDIVISION APPROVAL

Denise L. Paige

3rd DIRECTOR CITY-COUNTY PLANNING BOARD

DATE 02-22-94

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.

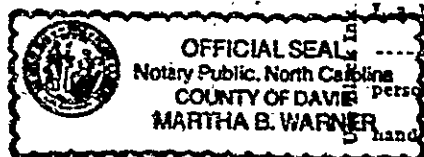
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

By: _____
 (Corporate Name) _____
 President _____
 ATTEST: _____
 Secretary (Corporate Seal) _____

USE BLACK INK ONLY

By: _____
 P & G PARTNERS _____
 Tom Giannopoulos, General Partner _____
 By: *Tom Giannopoulos* (Seal) _____
 By: *Terry Poulos* _____
 Terry Poulos, General Partner _____
 Forsyth County, North Carolina



I, a Notary Public of _____ County and State aforesaid, certify that Tom Giannopoulos and Terry Poulos being the General Partners of P & G Partners personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of February, 1994.
 My commission expires: July 4, 1997 *Martha B. Warner* 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 Martha B. Warner, N.C. Davie 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.

By Obaiah K. Kell Deputy/Assistant-Register of Deeds
 I.E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR Forsyth COUNTY