

DRAFTED BY: Robert W. Porter, Attorney

RECORDING TIME

FORSYTH COUNTY
1492

11-20-95

PRESENTED FOR
REGISTRATION
AND RECORDED

54

'95 NOV 20 P1:29

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

\$94.00

EXCISE TAX \$94.00

John Holleman,
Register of Deeds
Forsyth Co. I

PROBATE AND FILING FEE PAID

Tax Block: 4433C Lot: 55, 56 Parcel Identifier No.:
Property Address:

Mail after recording to: J&D INVESTMENTS, INC.,

Mail future tax bills to: SAME

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of November, 1995, by and between

GRANTOR
Canal Investment Society Limited
Partnership,
a South Carolina Limited Partnership
(formerly Canal Investment Society,
a South Carolina Partnership)

GRANTEE
J & D Investments, Inc.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine or feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of (10.00 & O.V.C.) Ten Dollars and O. V. C. to them 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 in Forsyth County, North Carolina Lewisville Township, more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY.

The above land was conveyed to Grantee by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record, if any, and 1995 ad valorem taxes.

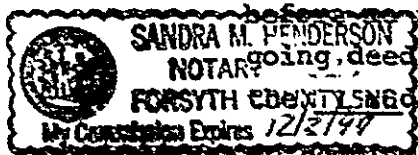
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

CANAL INVESTMENT SOCIETY LIMITED
PARTNERSHIP, a South Carolina
Limited Partnership (formerly
Canal Investment Society, a
South Carolina Partnership)

By: [Signature] (seal)
General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Sandra M. Henderson, a Notary Public of Forsyth County, NC, do hereby certify that Garry L. Merritt, General Partner of Canal Investment Society Limited Partnership, a South Carolina Limited Partnership (formerly Canal Investment Society, a South Carolina Partnership), personally appeared



before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this

20th day of November, 1995.

My commission expires November 3, 1997 [Signature]
Notary Public

The foregoing Certificate(s) of Sandra M. Henderson, Notary Public, Forsyth County, NC

is/are certified to be correct.

This the 20th day of November, 1995

JOHN HOLLEMAN, REGISTER OF DEEDS
Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant
Forsyth County Register of Deeds RFD 408

SCHEDULE "A"

RK1878 P2762

TRACT 1

BEING KNOWN AND DESIGNATED as Lots Nos. 4, 8, & 9, as shown on the Plat of "Arbor Run", Section 1-A, which plat appears of record in Plat Book 32, Page 162, 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 Gupton Enterprises, Inc., and recorded in Book 1640, Page 3435, et seq., in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Arbor Run Homeowners Association; and

SUBJECT TO the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions, and Restrictions.

TRACT 2

BEING KNOWN AND DESIGNATED as Lots Nos. 55 and 56 as shown on the Plat of "Arbor Run", Section 3, which plat appears of record in Plat Book 33, Page 148, 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 Gupton Enterprises, Inc., and recorded in Book 1671, Page 842, et seq., in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Arbor Run Homeowners Association; 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.