



228 BK1885 P3631 /

MAIL AFTER RECORDING TO: MARK E. RANDOLPH, BOX 128
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
) NORTH CAROLINA GENERAL WARRANTY DEED
FORSYTH COUNTY)

THIS DEED made this 26th day of January 1996, by and between P & P Investments GRANTOR; and Clement H. Little D/B/A C.H. Little Custom Builders GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot 31 as shown on the Map of Cedardale, Section 2, as recorded in Plat Book 23, page 8, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FORSYTH COUNTY
2658

01-26-96



\$28.00



Real Estate
Excise Tax

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, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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

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Leonard R. Partridge (SEAL)
Leonard R. Partridge

Linda C. Partridge
by and through her
Attorney-In-Fact Leonard R. Partridge (SEAL)
Linda C. Partridge by and through her
Attorney-In-Fact Leonard R. Partridge

NORTH CAROLINA FORSYTH COUNTY

I, the undersigned Notary Public, do hereby certify that Leonard R. Partridge, Attorney-in-Fact for Linda C. Partridge, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Linda C. Partridge, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds for Forsyth County in Book 1806, at Page 3419, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Leonard R. Partridge acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Linda C. Partridge.

WITNESS my hand and notarial seal, this 26th day of January, 1996.

OFFICIAL SEAL
North Carolina - Forsyth County
PATRICIA A. BECK
NOTARY PUBLIC
My Commission Expires _____

Patricia A. Beck
Notary Public

My Commission Expires: 8-31-99

NORTH CAROLINA FORSYTH COUNTY

I, the undersigned Notary Public, do hereby certify that Leonard R. Partridge personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26th day of January, 1996

OFFICIAL SEAL
North Carolina - Forsyth County
PATRICIA A. BECK
NOTARY PUBLIC
My Commission Expires _____

Patricia A. Beck
Notary Public

My Commission Expires: 8-31-99

RECORDED
JAN 26 1996
Forsyth Co. N.C.

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Patricia A. Beck, a Notary Public of Forsyth County, North Carolina, 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.

JOHN H. HOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: John H. Hood Deputy/Assistant Register of Deeds