

FORSYTH COUNTY
2847

06-21-96



\$350.00

Real Estate
Excise Tax

Excise Tax 350.00

133

BK1907 P0514
PRESENTED FOR
REGISTRATION
AND RECORDED

'96 JUN 21 P2:10

John Holleman
Register of Deeds
Forsyth Co.

#14.00 *[Signature]*
Recording Time, Book and Page

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

Mail after recording to Sapp, Mast & Stroud (Box)

This instrument was prepared by Steven G. Garland, Esq./Blanco Tackabery Combs & Matamoros, P.A.....
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this day of June, 19.96, by and between

GRANTOR

GRANTEE

P & B PARTNERSHIP

BRUCE F. WHAM and wife,
GWYNN G. WHAM

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

See Exhibit A attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1657, Page 3895

A map showing the above described property is recorded in Plat Book 4 Condominium page.s. 34-35

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. Taxes for the year 1996 and subsequent years.
- b. Easements and restrictions 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

P & B PARTNERSHIP, _____ (SEAL)
a North Carolina general partnership
By: James E. Patti _____ (SEAL)
James E. Patti, Partner
By: Paul H. Bailey _____ (SEAL)
Paul H. Bailey, Partner

_____ (SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 19____.

My commission expires: _____ 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 _____

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 _____ COUNTY
By _____ Deputy/Assistant - Register of Deeds

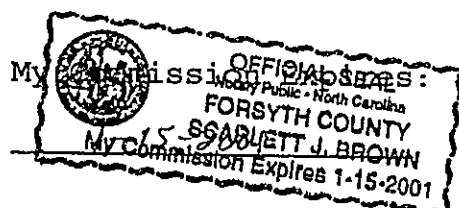
BK1907 P0546

SEPARATE NOTARY PAGE
TO
DEED
FROM P & B PARTNERSHIP
TO BRUCE F. WHAM AND WIFE, GWYNN G. WHAM

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Scarlett J. Brown, a Notary Public of
said State and County, certify that JAMES E. PATTI, Partner of
P & B PARTNERSHIP, a North Carolina general partnership, personally
appeared before me this day and acknowledged the due execution of
the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal or Stamp, this the 26th day
of June, 1996.



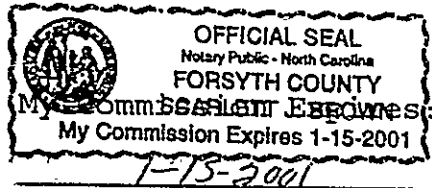
Scarlett J. Brown
Notary Public

NOTARIAL SEAL/STAMP:

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Scarlett J. Brown, a Notary Public of
said State and County, certify that PAUL H. BAILEY, Partner of
P & B PARTNERSHIP, a North Carolina general partnership, personally
appeared before me this day and acknowledged the due execution of
the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal or Stamp, this the 26th day
of June, 1996.



Scarlett J. Brown
Notary Public

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate 2 of Scarlett J. Brown NP
(here give name and official title of the officer signing the certificate, passed upon)

Is (are) certified to be correct. This the 26th day of June 19 96.

John Holleman, Register of Deeds
By John A. Hood Deputy Assistant

Probate and Filing Fee \$ _____ paid

BK1907 P0517

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Unit A as shown on the plat or plats entitled PROFESSIONAL OWNERS CONDOMINIUM as recorded in Condominium Plat Book 4 at Pages 34-35 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; TOGETHER WITH an undivided 22.92 % fee simple interest in and to the Common Area shown on the referenced recorded plat.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by Professional Owners, a partnership, as recorded in the Office of the Register of Deeds for Forsyth County in Book 1637 at Page 2975, et seq.; and pursuant thereto, membership in Healy Condominium Owners Association Inc., a North Carolina Non-Profit Corporation.

TOGETHER WITH all rights of Seller and in and to the Limited Common Area and Facilities, if any, appurtenant to said unit; and

TOGETHER WITH a non-exclusive easement for ingress, egress and regress over the roadways shown on the Condominium Plats above referred to; and

SUBJECT TO the said Declaration of Condominium, and the Exhibits annexed thereto, which are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) a 22.92 % as the percentage of undivided fee simple interest appertaining to the above units in the Common Areas and Facilities; (2) Use and restriction of use of the units for office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantee as a unit owner, and any guests or invitees of Grantee in and to the Common Area; (4) Obligations and responsibilities of Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon the use of the Common Area; (6) Obligations of Grantee and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby.

Healy.Des/kd