

FORSYTH CO, NC 92 FEE: \$ 10.00
PRESENTED & RECORDED: 09/17/1996 12:42PM
JOHN HOLLEMAN REGISTER OF DEEDS BY: EDWARD
STATE OF NORTH CAROLINA EXCH: \$ 492.00

Excise Tax \$

Tax Block: 4298 Lot: 136 Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 1996
by _____

Mail after recording to Grantee: P.O. Box 390, Clemmons, NC 27012
This instrument was prepared by ROBERT D. HINSHAW, ATTY.
Brief description for the index

Lot 136, Asbury Place, Section Five

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of September, 1996, by and between

GRANTOR	GRANTEE
P & M HOMES OF WINSTON-SALEM, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY	CAROLYN C. BROWN

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

Being known and designated as Lot 136 as shown on a plat entitled Asbury Place, Section Five, as recorded in Plat Book 38, Page 181 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 1692, Page 1599.

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:

Subject to easements and restrictions of record, if any, and 1996 ad valorem taxes.

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.

P & M HOMES OF WINSTON-SALEM, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY

BY:

T. D. Puckett
TITLE: Manager

NORTH CAROLINA - FORSYTH COUNTY
OFFICIAL SEAL
Notary Public, Forsyth County, NC
MARY ELLEN BARGER
My Commission Expires 2-16-99
Mary Ellen Barger, a Notary Public for said County and State, certify that T. D. Puckett personally came before me this day and acknowledged that he is Manager of P & M HOMES OF WINSTON-SALEM, LLC, a NC limited liability company, and
I have acknowledged the due execution of the foregoing instrument on behalf of the general partnership.
Witness my hand and official seal, this the 16th day of September, 1996.
Mary Ellen Barger
NOTARY PUBLIC
My Commission expires: 2-16-99

NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) Certificate(s) of Mary Ellen Barger, Notary Public, Forsyth County, NC
is/are certified to be correct. This the 17th day of September, 1996.

JOHN HOLLEMAN, Register of Deeds

By Susan Teague Deputy/Assistant

Probate and Filing Fee \$ _____ paid.

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