

Drafted by: Edward V. Zotian
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STATE OF NORTH CAROLINA

106

COUNTY OF FORSYTH

DEED

THIS DEED, made this 7 day of August, 1984 by
KOYT EVERHART BUILDING COMPANY, INC., a North Carolina cor-
poration, of Forsyth County, North Carolina, party of the
first part, hereinafter referred to as "Grantor," to
K & E PROPERTIES, A N. C. GENERAL PARTNERSHIP
of FORSYTH County, North Carolina, party of the second part,
hereinafter referred to as the "Grantee."

W I T N E S S E T H :

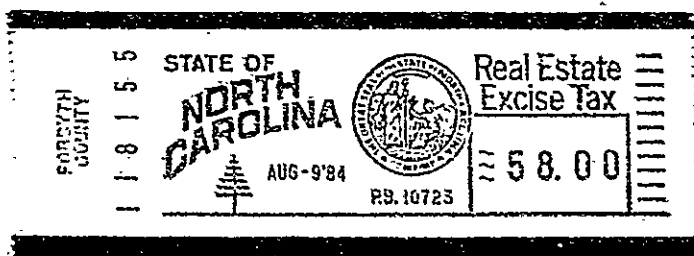
That the said Grantor, in consideration of One Hundred
Dollars and Other Valuable Considerations (\$100.00 & o.v.c.)
to it paid by the said Grantee, receipt of which is hereby
acknowledged, has bargained and sold, and by these presents
does hereby bargain, sell, and convey unto the said Grantee
and its heirs and assigns a tract or parcel of land in the County
of Forsyth and State of North Carolina, in Winston Township, and
bounded as follows:

BEING known and designated as Lot No. 3138
on a plat entitled "Burke Mill Place, Phase Three B"
recorded in Plat Book 29, page 93, 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 Koyt
Everhart Building Company, Inc., and re-
corded in Book 1446, at page 1518, in the
office of the Register of Deeds of Forsyth
County, North Carolina; and membership in

Subject to the regular monthly assessments
and special assessments, limitations, and
rules reserved in said Declaration of Covenants,
Conditions and Restrictions. The Declaration
of Covenants, Conditions and Restrictions is
incorporated herein by reference. By way of
illustration and not by way of limitation,
said Declaration provides for: (1) Annexation
of additional properties; (2) Property rights
of members and their invitees in Association
land including the Common Area; (3) Obligations
of members for regular monthly assessments and
special assessments and the effect of nonpayment
thereof; (4) Limitations upon use of Common Area;
(5) Obligations of Association for exterior
maintenance; and (6) Restrictions upon use of
the land conveyed herewith.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land
and all privileges and appurtenances thereunto belonging, together
with the aforesaid rights of easements and use in and to the
Common Area subject to the said Declaration of Covenants, Con-
ditions and Restrictions to the said Grantees, and its heirs
and assigns, forever.



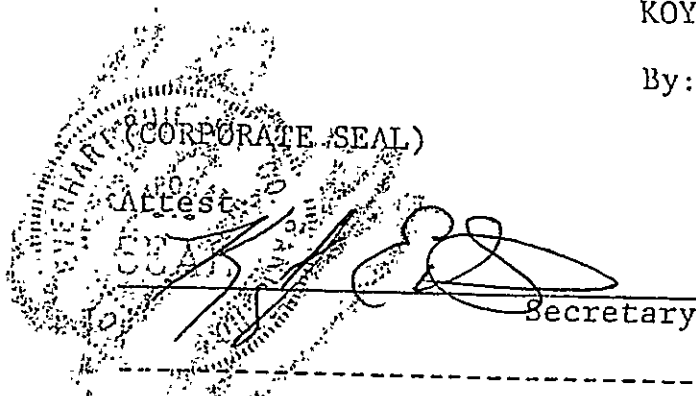
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And the said Grantor does hereby covenant that it is seized of said premises in fee and will warrant and defend the said title to the same against the claims of all persons whatsoever, subject to the Declaration of Covenants, Conditions and Restrictions aforementioned and to easements and rights of way of record.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused the Common Seal of the corporation to be affixed hereto.

KOYT EVERHART BUILDING COMPANY, INC.

By: K. J. Everhart, Jr. President



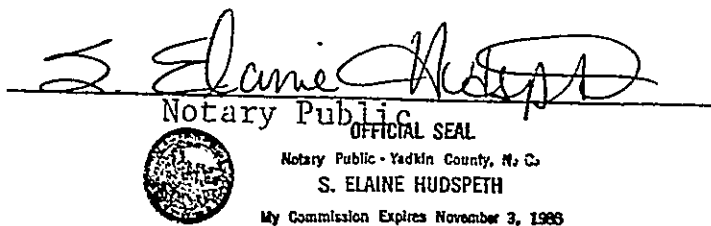
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

This 7 day of August, 19 84, personally came before me, S. Elaine Hudspeth, a Notary Public, KOYT EVERHART, JR., who, being by me duly sworn, says that he knows the Common Seal of KOYT EVERHART BUILDING COMPANY, INC., and is acquainted with KOYT EVERHART, SR., who is the President of said corporation, and that he, the said KOYT EVERHART, JR., is the Secretary of said corporation and saw the said President sign the foregoing instrument and saw the common seal of said corporation affixed to said instrument by said President, and that he, the said KOYT EVERHART, JR., signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

Witness my hand and notarial seal, this the 7 day of August, 1984.

My Commission Expires:

11-3-86



STATE OF NORTH CAROLINA -- County of Forsyth

The foregoing (or annexed) certificate of S. Elaine Hudspeth is certified to be correct. This the 9 day of Aug, 1984.

PRESENTED FOR
REGISTRATION
AND RECORDED BY EUNICE AYERS, Register of Deeds

AUG 9 4 02 PM '84 Jessie Yable
Deputy Assistant

Probate Fee \$1.00 paid.
Drafted by: Edward V. FORSYTH CTY, N.C.

JB. #5.50 pd.

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