



132445  
FORSYTH COUNTY  
STATE OF NORTH CAROLINA  
MAR 20 '86  
Real Estate Excise Tax  
121.00  
RE. 10723

26

PREPARED FOR  
RECORD

MAR 20 11 39 AM '86

REGISTER OF DEEDS  
FORSYTH COUNTY, N.C.

JB \$5.50

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ..... , 19 ..  
by .....  
Property Address: 100 Nottidge Court, Clemmons, North Carolina 27012  
Mail after recording to .. Drawer of Dennis McNames  
This instrument was prepared by .. Dennis W. McNames  
Brief description for the Index .....

# NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5<sup>th</sup> day of March , 19 86 , by and between  
GRANTOR GRANTEE

R & M CONSTRUCTION CO., a North  
Carolina General Partnership

JAMES K. PHILLIPS  
and wife,  
JANIE M. PHILLIPS

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

Being known and designated as Lot No. 45 as shown on the Map of Clemmons West, Section 1, recorded in Plat Book 25, at Page 125, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. This is the same property as that described in Book 1127, at Page 430, of the Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in . . . Book 1497, at . . .  
Page 1676, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 25 page 125 . . .  
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, conditions and restrictions of record, if any,  
and ad valorem taxes prorated to the date of closing.

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)  
----- (SEAL)

R. & M. CONSTRUCTION CO. (SEAL)  
By: *[Signature]* (SEAL)  
General Partner  
By: *[Signature]* (SEAL)  
General Partner  
----- (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that  
*Charles E. Block*, General Partner of R & M CONSTRUCTION CO., a North Carolina General Partnership,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this *5th* day of *February*, 19*86*  
My commission expires: *July 27, 1987* *Pat Stoeber* Notary Public

SEAL-STAMP NORTH CAROLINA, *Forsyth* County.  
I, a Notary Public of the County and State aforesaid, certify that *Robert J. Romanello*,  
General Partner of R & M CONSTRUCTION CO., a North Carolina General Part-  
nership, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this *5th* day of *February*, 19*86*  
My commission expires: *July 27, 1987* *Pat Stoeber* Notary Public

OFFICIAL SEAL  
Notary Public, North Carolina  
County of Forsyth  
DIANA R. LOWDER  
My Commission Expires July 19, 1989  
I, a Notary Public of the County and State aforesaid, certify that *Robert J. Romanello*,  
General Partner of R & M CONSTRUCTION CO., a North Carolina General Part-  
nership, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this *5th* day of *February*, 19*86*  
My commission expires: *July 19, 1989* *Diana R. Lowder* Notary Public

The foregoing Certificate(s) of *Pat Stoeber* & *Diana R. Lowder* Notaries  
Public, *Forsyth Co., NC*

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.

L. E. SPEAS, REGISTER OF DEEDS  
REGISTER OF DEEDS FOR *Forsyth* COUNTY  
By *Captal Clinard* Deputy Assistant Register of Deeds

PROBATE FEE \$1.00 PAID