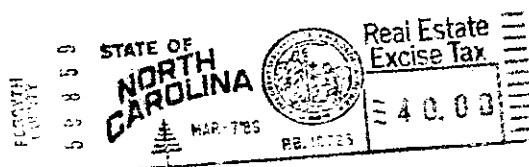




51



RECORDED FOR  
REGISTER OF DEEDS  
FEB 7 12 02 PM '89  
L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO., N.C.

48.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. 86 Block 3413 C Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to

This instrument was prepared by Cynthia S. Aiken

Box

Brief description for the Index

Lot 86, Glenridge, Phase I, Sect. One

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28<sup>th</sup> day of February, 1989, by and between

GRANTOR

GRANTEE

D & L Partnership, a North Carolina  
General PartnershipWoodgrove Associates, a North Carolina  
General Partnership

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

Being known and designated as lot 86 as shown on the recorded Plat entitled "Glenridge, Phase I, Section One" recorded in Plat Book 30, Page 200 Forsyth County Registry, reference to which Plat is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1586, Page 1455.....

A map showing the above described property is recorded in Plat Book 30 page 200.....

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 a 20 foot drainage easement along the eastern boundary line of lot 86, subject to a 40 foot sanitary sewer easement along the northern boundary line of said lot 86, subject to a 40 foot greenway easement along the northern boundary line of said lot 86, subject to rights of others in the uninterrupted flow of the branch crossing the northern portion of lot 86, subject to a portion of lot 86 lying within a 100 year flood plain, subject to a declaration of restrictive covenants recorded in Book 1548, Page 1061 and to the declaration of covenants, conditions and restrictions for Glenridge, recorded in Book 1607, Page 401, as amended in Book 1626, Page 1403 and Book 1626, Page 2860, Forsyth County Registry. Subject to easements and other restrictions of record, if any and to 1989 ad valorem taxes, to be prorated as 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.

D & L Partnership, a North Carolina  
General Partnership (SEAL)

.....  
(Corporate Name)

By: .....

..... President

ATTEST: .....

..... Secretary (Corporate Seal)

By: Loyd R. Daniel, Jr. (SEAL)  
Loyd R. Daniel, Jr., GENERAL PARTNER

..... (SEAL)

By: B. Dale Stancil (SEAL)  
B. Dale Stancil, GENERAL PARTNER

SEAL-STAMP

NORTH CAROLINA, .....

Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Loyd R. Daniel, Jr. and B. Dale Stancil, General Partners of D&L Partnership, a North Carolina General Partnership Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1 day of March, 1989.

My commission expires: August 20, 1990 Gail S. Page 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, seated 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 Gail S. Page N.P. Davie Co, N.C.

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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR

FORSYTH COUNTY

By Jessie Gable Deputy, Assistant - Register of Deeds