

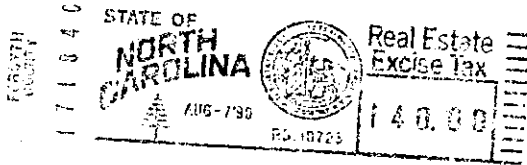


RK1698 P1666

15

PRESENTED FOR
REGISTRATION
AND RECORDED

AUG 7 9 52 AM '90

L.T. PLAS
REGISTER OF DEEDS
FORSYTH CO. N.C.\$8.00
Am

Excise Tax \$140.00

Recording Time, Book and Page

Tax Lot No. 27, Block 3467A Parcel Identifier No.
 Verified by County on the day of 19
 by 4510 Chinaberry Lane, Winston-Salem, N.C. 27106

Mail after recording to ~~XXXXXX~~ NICHOLAS C. YACABUCCI, PORTER BOX

This instrument was prepared by D.R. Bryan, Jr. ✓

Brief description for the Index 4510 Chinaberry Lane

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 25 day of July, 1990, by and between

GRANTOR

GRANTEE

WILCOX PROPERTIES, INC.

NICHOLAS C. YACABUCCI, a 1/2
undivided interest as a tenant-
in-common, and
VIVIAN C. YACABUCCI, a 1/2
undivided interest as a tenant-
in-common

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

BEING KNOWN AND DESIGNATED as Lot 27 as shown on a plat entitled BENT TREE FARM, SECTION 2, LOTS 26 AND 27 REVISED, as recorded in Plat Book 34, page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and,

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions recorded in Book 1698, page 350, Forsyth County Registry (the "Declaration"), and membership in Bent Tree Homeowner's Association, Inc.

SUBJECT TO assessments, limitations, restrictions and rules as set out in said Declaration, which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in 1695/759 and
Book 1698, page 353

A map showing the above described property is recorded in Plat Book 34 page 116

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, as tenants-in-common.

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:

1. Any and all easements, rights-of-way and restrictions of record, and 1990 taxes.
2. Seller agrees to be responsible for payment in full of 1990 ad valorem taxes.

IT IS THE INTENTION OF THE GRANTOR AND GRANTEE THAT GRANTEE SHALL TAKE TITLE TO THE SUBJECT PROPERTY AS TENANTS-IN-COMMON AND NOT AS TENANTS-BY-THE-ENTIRETY.

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.

WILCOX PROPERTIES, INC.

By: [Signature] (Corporate Name) _____ (SEAL)
President _____ (SEAL)
Attest: [Signature] _____ (SEAL)
Secretary (Corporate Seal) _____ (SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

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

I, a Notary Public of the County and State aforesaid, certify that LL WILCOX, JR.
personally came before me this day and acknowledged that _____ he is _____ Secretary of
WILCOX PROPERTIES, INC. 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 him as its _____ Secretary.
Witness my hand and official stamp or seal, this 25 day of July, 1990.

My commission expires: 5-6-91 Ann C. Whitley Notary Public

The foregoing Certificate(s) of _____
ANN C. WHITLEY, NP, FORSYTH 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.

By [Signature] L.E. SPEAS REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant-Register of Deeds