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RK1881 P2766

MAIL AFTER RECORDING TO: MARK E. RANDOLPH, BOX 128
THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

NORTH CAROLINA)
)
FORSYTH COUNTY) NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 day of December, 1995, by and between Jason Kent Malugen and wife, Sandra White Malugen GRANTOR; and P & P Investments, GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot 31 as shown on the Map of Cedardale, Section 2, as recorded in Plat Book 23, Page 8, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

FORSYTH COUNTY
1958

12-15-95

\$23.00



Real Estate
Excise Tax

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

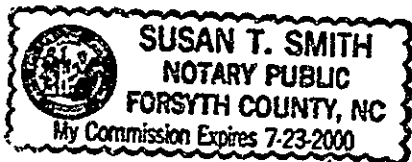
Jason Kent Malugen (SEAL)
Jason Kent Malugen

Sandra White Malugen (SEAL)
Sandra White Malugen

NORTH CAROLINA)
FORSYTH COUNTY)

I, Susan T Smith, a Notary Public of Forsyth County and State aforesaid, certify that Jason Kent Malugen and wife, Sandra White Malugen personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my and official stamp or seal, this 15 day of December, 1995.



Susan T Smith
Notary Public

My commission expires: 7-23-2000

NORTH CAROLINA, FORSYTH COUNTY

The foregoing certificate of Susan T. Smith, Forsyth County, NC 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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: Wanda H. Brown Deputy/Assistant Register of Deeds

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 DEC 15 P1:38

John Holleman
Register of Deeds
Forsyth Co. N.C.

10.00
Wanda H. Brown