

Drafted by: Edward V. Zotian  
Return to Box

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

106

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"  
corded 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.

FORSYTH COUNTY	1-8-1-5-5	STATE OF NORTH CAROLINA		Real Estate Excise Tax
		AUG-9'84 RS. 10723		58.00

BOOK 1452 P 1481

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. Couhart, Sr. President

(CORPORATE SEAL)  
Attest: [Signature]  
Secretary

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.

S. Elaine Hudspeth  
Notary Public  
OFFICIAL SEAL  
Notary Public - Yadkin County, N.C.  
S. ELAINE HUDSPETH  
My Commission Expires November 3, 1985

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  
EUNICE AYERS, Register of Deeds

AUG 9 4 02 PM '84 Jessie Yable  
Deputy/Assistant

Probate Fee \$1.00 paid.  
Drafted by: Edward V. [Signature]  
EUNICE AYERS  
REGISTER OF DEEDS  
FORSYTH CTY, N.C.

J.B. #5.50 pd.

BOOK 1452 P 1482