

STATE OF NORTH CAROLINA
 Real Estate Excise Tax
 210.50
 NOV 27 1988
 57542

50

fee paid

PRESENTED FOR REGISTRATION AND RECORDED

Nov 22 11 25 AM '88

J. E. PEEBLES
 REGISTER OF DEEDS
 FORSYTH COUNTY, N.C.



Excise Tax

Recording Time, Book and Page

Tax Lot No. 32, Block 4207K Parcel Identifier No.
 Verified by County on the day of 19
 by

Mail after recording to

This instrument was prepared by **Stafford R. Peebles, Jr.**
 Brief description for the Index **Lot 32, Waterford, Sec. 3, Ph. 1**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of November, 1988, by and between

GRANTOR

GRANTEE

**K & M PROPERTIES, a North Carolina
 General Partnership**

**JAMES V. MELILLO and wife,
 JOSEPHINE A. MELILLO**

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 **Clemmons**, **Clemmons** Township, **Clemmons** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 32 as shown on that certain plat of WATERFORD, Section Three, Phase 1, as recorded in Plat Book 32 at Pages 97-102 in the office of the Register of Deeds of Forsyth County, North Carolina, 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 1638, page 1892

A map showing the above described property is recorded in Plat Book 32 page 97-102.

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 and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his 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)

USE BLACK INK ONLY

K & M PROPERTIES, a North Carolina (SEAL)
General Partnership
BY: *Frank Miller Jr.* (SEAL)
GENERAL PARTNER
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, *Forsyth* County. *FRANK MILLER JR GENERAL PARTNER*



a Notary Public of the County and State aforesaid, certify that *K & M PROPERTIES, 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 *16th* day of *November*, 19*88*.

My commission expires: *April 9, 1991* *Mary Gullickson* Notary Public

SEAL-STAMP NORTH CAROLINA, County.

Use Black Ink

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, sealed 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 *Mary Gullickson N.P. 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.

L. E. SPEAS, REGISTER OF DEEDS FORSYTH COUNTY

By *Joan Edden* Deputy/Assistant - Register of Deeds