

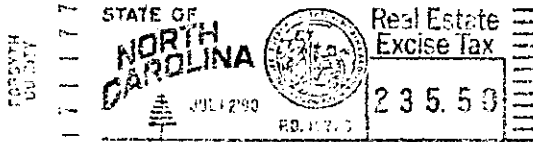
PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 12 12 26 PM '90

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

JP. \$10.00 pd.

Recording Time, Book and Page



Tax Lot No. 72 Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 19____
 by _____

Mail after recording to 913 Ashley Glen Drive Winston-Salem, N.C. 27106

This instrument was prepared by Brant H. Godfrey

Brief description for the Index

72, Section I, Glenridge

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of July, 1990, by and between

GRANTOR

GRANTEE

WOODGROVE ASSOCIATES A N.C. GENERAL PARTNERSHIP

DUANE ROBERT HAMMER
AND WIFE
KIM DECKER HAMMER

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-SALEM Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 72, as shown on the Plat of Glenridge, Phase I, as recorded in Plat Book 30, Page 200, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING INFORMALLY KNOWN AS TAX LOT 72, Block 3413C Winston Township, Forsyth County Tax Records.

\$235.50

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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:

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.

WOODGROVE ASSOCIATES, A.N.C. GENERAL PARTNERSHIP BY J&A INVESTMENTS, INC A GENERAL PARTNER (SEAL)
(Corporate Name)

By: Sandra M. Smith

President

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

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, County.

I, a Notary Public of the County and State aforesaid, certify that 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

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.

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

THIS, the 5th day of July, 1990, personally came before me, Sharon F. Giddens, a Notary Public, Thomas R. Smith, who being by me duly sworn, says that he knows the Common Seal of J. & A. Investments Inc., A N.C. Corporation, which is a General Partner in Woodgrove Associates, a N.C. General Partnership, and is acquainted with Sandra M. Smith who is the President of said corporation, and he, the said Thomas R. Smith, is the Secretary of said corporation, and saw the said President of the corporation sign the foregoing instrument and saw the Common Seal of said corporation affixed to said instrument by said President, and that he, the said Thomas R. Smith, signed his name in attestation of the execution of said instrument in the presence of said President of said corporation; and said instrument is executed for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal, this the 5th day of July, 1990

Sharon F. Giddens
Notary Public

My Commission Expires: April 23, 1992



STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing certificate of Sharon F. Giddens, N.P. Forsyth Co., NC is certified to be correct. This, the 12 day of July, 1990.

L. E. SPEAS, REGISTER OF DEEDS

By: Kathy Knick
Deputy - Assistant

Probate and Filing Fee \$ _____