



58 RK1711 P1052

Drafted by: BRANT H. GODFREY
Mail to: GRANTEE 8021 GLENGARRIFF ROAD CLEMMONS N.C. 27012
Mail future tax bills to:

THIS CORPORATION DEED, made this 14th day of MARCH, 1991, by K & M PROPERTIES, A NORTH CAROLINA GENERAL PARTNERSHIP a Corporation of Winston-Salem, Forsyth County, North Carolina, party of the first part, to SAMUEL W. PEARCE and wife, MARY W. PEARCE of Forsyth County, North Carolina, part IES of the second part, WITNESSETH: that said party of the first part in consideration of TEN DOLLARS 00/100 AND OTHER VALUABLE CONSIDERATION (\$ 10.00 & OVC) and other valuable considerations to it paid by part IES of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said part IES of the second part and THEIR heirs and assigns, a certain tract or parcel of land in CLEMMONS Township, Forsyth County, North Carolina, bounded as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 44, as shown on the Plat of Waterford (Map 2/6), Section No. 3, Phase 1, as recorded in Plat Book 32, Pages 97 through 102, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 1692, Page 2747, Forsyth County Registry.
BEING INFORMALLY KNOWN AS TAX LOT 44, Block 4207K, Clemmons Township, Forsyth County Tax Records.

PROPERTY ADDRESS 8021 GLENGARRIFF RD., CLEMMONS N.C. 27012 BLOCK 4207K LOT 44

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said part IES of the second part and THEIR heirs and assigns, to THEIR only use and behoof forever;
AND THE SAID party of the first part covenants to and with the said part IES of the second part and THEIR heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever. SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY AND 1991 AD VALOREM TAXES.
IN TESTIMONY WHEREOF the said party of the first part has caused these presents to be signed by its Secretary, and has caused its Common Seal to be affixed hereto.

(Corporate Seal or Stamp) K&M PROPERTIES, A NORTH CAROLINA GENERAL PARTNERSHIP
Attest: Secretary By: John K. Miller, President GENERAL PARTNER

STATE OF NORTH CAROLINA - Forsyth County
I, LINDA STORY a Notary Public of Forsyth County, North Carolina, do hereby certify that K & M PROPERTIES, A NORTH CAROLINA GENERAL PARTNERSHIP by John K. Miller, a General Partner grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
Notary Public, North Carolina
LINDA STORY
My Commission Expires June 27, 1994
Linda Story, Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that _____ acknowledged the execution of the foregoing deed of conveyance.
or stamp this the _____ day of _____, 19____
_____, Notary Public

STATE OF NORTH CAROLINA - Forsyth County
The foregoing (or annexed) certificate of Linda Story N.P. Forsyth is (are) certified to be correct. This the 15 day of March, 1991.
STAMPS \$ _____
Probate and filing fee \$ 6.00
L. E. Speas, Register of Deeds
By: Jessie Holden Deputy-Recorder