



BK1756 P1261

HOLD
RBS

FORSYTH

09-15-92



\$75.00

Real Estate
Excise TaxPRESENTED FOR
REGISTRATION
AND RECORDED

'92 SEP 15 P12:42

L.E. SPEAS
REGISTER OF DEEDS \$8.00 pd.
FORSYTH CO. N.C.

88

Jeri Jagger

Excise Tax \$75.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to J & A INVESTMENTS, INC., Z THOMAS R. SMITH, P.O. BOX 1974, LEXINGTON, NC
27293-1974

This instrument was prepared by Robert B. Smith, Jr., Attorney, P.O. Box 1734, Lexington, NC 27293-1734

Brief description for the Index

LOT 65, HEATHER HILLS, SECT. 20J

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of SEPTEMBER, 19 92, by and between

GRANTOR

GRANTEE

ANDERSON & ASSOCIATES
CONSTRUCTION, INC.,
a North Carolina Corporation

J & A INVESTMENTS, INC.

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

BEING KNOWN AND DESIGNATED as Lot 65 as shown on the Map of HEATHER HILLS, Section 20J, as recorded in Plat Book 29, Page 90, in the Office of the Register of Deeds of Forsyth County, N.C. to which map reference is hereby made for a more particular description. TOGETHER WITH all rights to use the common area as shown on plat recorded in Plat Book 29, Page 90, and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Heather Hills Executive Golf Village, Inc. and recorded in Deed Book 1158, Page 101, in the Office of the Register of Deeds of Forsyth County, N.C.; and membership in Heather Hills Home Owners Association; and 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 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.

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

A map showing the above described property is recorded in Plat Book . 29 page 90

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:

Subject to any and all easements, rights of way and restrictions of record in the Office of the Register of Deeds of Forsyth County, North Carolina.

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.

ANDERSON & ASSOCIATES CONSTRUCTION, INC.

(Corporate Name)

By:

RICHARD B. ANDERSON President

ATTEST:

THOMAS R. SMITH Secretary (Corporate 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

NORTH CAROLINA, DAVIDSON County.

I, a Notary Public of the County and State aforesaid, certify that Thomas R. Smith

personally came before me this day and acknowledged that he is Secretary of

ANDERSON & ASSOCIATES CONSTRUCTION, INC. 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 himself as its Secretary.

Witness my hand and official stamp or seal, this 10 day of SEPTEMBER, 1992.

My commission expires: 12/13/92 Lori A. Beck Notary Public

The foregoing Certificate(s) of Lori A. Beck N.P. Davidson 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 REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy/Assistant Register of Deeds