

DRAFTED BY: Daniel A. Frazier 125

RECORDING TIME BK 1-802 P 0429
PRESENTED FOR
REGISTRATION
AND RECORDED

FORSYTH COUNTY

10-28-93

\$14.00



Real Estate
Excise Tax

'93 OCT 28 P3:05

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

Janet Bottoms
PROBATE AND FILING FEE \$ 12.00 PAID

Tax Block: 3460 Lot: PRT 306Q Parcel Identifier No.:
Property Address: Reynolda Road, Winston-Salem, N.C. 27106
Mail after recording to: Daniel A. Frazier Box 64
Mail future tax bills to: Grantee -

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of October, 19 93, by and between

GRANTOR

S & K INVESTMENTS, INC.

GRANTEE

JOE A. BROWN AND BARBARA D. BROWN,
his wife

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, in consideration of \$ 10.00 O.V.C., Ten dollars and other valuable consideration to them, 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

Lot #13

BEGINNING at an iron the southwestern corner of lot 306-M of Tax Block 3460 as described in Deed Book 1748, Page 3158; thence South 84 deg. 13 min. West 83.81 ft. to an iron on the eastern right-of-way of Reynolda Road; thence with said right-of-way on a spiral to the left with a delta of 3 deg., a chord of North 27 deg. 06 min. West 173.32 ft. to an iron, the curve to spiral; thence on a curve to the left with a radius of 1959.86 ft. a chord of North 29 deg. 14 min. 40 sec. West 12.43 ft. to an iron; thence North 55 deg. 48 min. East 172.68 ft. to an iron, the northwestern corner of lot 306-L as described in Deed Book 1627, Page 3317; thence with said line, South 5 deg. 46 min. 40 sec. East 139.70 ft. to an iron, the northwestern corner of lot 306-M; thence with said line South 5 deg. 44 min. 20 sec. East 115.34 ft. to an iron the place of BEGINNING and containing 26,571 square feet, more or less, according to a survey by Gizinski Surveying, dated June 1993.

The above described property lying in Winston Township, Forsyth County, North Carolina is a portion of lot 306-Q of Tax Block 3460 as described in Deed Book 1151, Page 455.

Subject to the attached restrictions on exhibit A.

WITNESSETH
SITING AND APPROVAL
James L. Paige
JESSE L. PAIGE, CITY-COUNTY PLANNING BOARD
DATE 10-5-93

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

BK1802 P0430

IN WITNESS WHEREOF the Grantor has 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.

_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)
_____(seal) _____(seal)

S & K INVESTMENTS, INC.

Corporate Name

ATTEST:

By:

JOHN ALFRED KENT
President

JOHN A. KENT, JR.
Secretary

ORANGE County

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, I.F. WALKER, a Notary Public of ~~Forsyth County, NC~~ ORANGE County, FLORIDA, do hereby certify that JOHN A. KENT, JR. personally came before me this day and

acknowledged that he is the secretary of S & K INVESTMENTS, INC. a Florida corporation, and that by authority duly given 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 JOHN A. KENT, JR. as its Secretary.

Witness my hand and notarial seal this the 15th day of October, 1993.
SEAL/STAMP My commission expires _____, 19____. I.F. Walker Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

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SEAL/STAMP My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of I.F. Walker N.P. Orange Co, Fla.

is/are certified to be correct.

This the 28 day of Oct, 1993

L.E. Speas, Register of Deeds for Forsyth County by:

Jessie Golds Deputy/Assistant
Forsyth County Register of Deeds Since 1/1/80

EXHIBIT A

THIS CONVEYANCE is made subject to the following restrictions which shall run with the land:

1. Said lots shall be used for residential purposes only.
2. No single-family dwelling shall be built, erected or used unless it shall contain at least 1,500 square feet of floor space if the structure is a one-story building, or at least 1,800 square feet of floor space if the building shall be in excess of one story. Split level dwellings shall contain at least 1,400 square feet of floor space and the lower level of such dwelling shall contain at least 1,000 square feet of floor space. The floor space herein referred to shall be exclusive of porches, garages, breezeways, terraces and basement areas.
3. No building or part of building other than steps, open porches, over-hanging eaves or cornices shall extend nearer to the front property line than 40 feet. The rear yard shall have a depth of not less than 35 feet, except that the detached private garage may be placed within 20 feet of the rear property line.
4. Every building erected shall have two side yards with a total footage of not less than 25 feet and in no case shall the width of either side yard be less than 10 feet.
5. All detached private garages or other outbuildings shall be erected at least 75 feet from the front property line.
6. No swine, chickens, fowl or other livestock shall be kept on the premises. Household pets may be kept for non-commercial purposes on the property described herein if they are properly confined and do not constitute a nuisance.
7. All driveways constructed on this property shall be paved. No portion of any building erected on this property shall have exposed concrete blocks on the exterior.
8. The foregoing covenants, restrictions, and conditions shall run with the land and shall be kept, observed and performed by the parties charged therewith for a period of thirty (30) years from the date of recording this warranty deed.