

DRAFTED BY: Daniel A. Frazier

127

FORSYTH COUNTY

10-28-93



\$14.00

Real Estate
Excise Tax



EXCISE TAX

Tax Block: 3460 Lot: 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

RECORDING TIME BK 1802 P 0435
PRESENTED FOR
REGISTRATION
AND RECORDED

'93 OCT 28 P3:05

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

PROBATE AND FILING FEE \$ 12.00 PAID

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of October, 1993, by and between

GRANTOR

GRANTEE

S & K INVESTMENTS, INC.

ELI J. ANDERSON and wife, JEAN M. ANDERSON

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 #10

BEGINNING at an iron the southwestern corner of lot 306-K of Tax Block 3460, as described in Deed Book 1624, Page 2396; thence South 55 deg. 48 min. West 172.68 ft. to an iron on the eastern right-of-way of Reynolda Road; thence with said right-of-way, on a curve to the left with a radius of 1959.86 ft., a chord of North 31 deg. 15 min. West 125.0 ft. to an iron; thence North 50 deg. 08 min. East 194.39 ft. to an iron in the line of lot 306-J as described in Deed Book 1627, Page 711; thence with said line, South 23 deg. 29 min. 20 sec. East 46.80 ft. to an iron, the northwestern corner of lot 306-K; thence with said line, South 23 deg. 31 min. East 99.76 min. to an iron, the place of BEGINNING, and containing 24,361 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.

MINOR

CITY-COUNTY PLANNING BOARD APPROVAL

Daniel A. Frazier
SE, CITY-COUNTY PLANNING BOARD

10-6-93

BK1802 P0436

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:

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
JOHN ALFRED KENT

John A. Kent, Jr.
JOHN A. KENT, JR. Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, I.F. WALKER

Orange County FLORIDA

a Notary Public of Orange County, FL, do hereby

certify that JOHN A. KENT, JR. personally came before me this day and

acknowledged that he is 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, 19 93.

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____.

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____.

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

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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____.

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, 19 93

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

Jessie Holden Deputy Register

Forsyth County Register of Deeds Since 1770 A.D.

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.