

04159 158138

BK1821 P2118

112

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'94 APR 18 P1:36

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

NO TAXABLE CONSIDERATION

*Jee*

*410.00ps  
About  
Bill*

Excise Tax

Recording Time, Book and Page

Tax Lot No. 330, Block 4401 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to S & E Associates  
P.O. Box 25168, Winston-Salem, NC 27114-5168

This instrument was prepared by John T. Eagan, Jr.

Brief description for the Index  
Lot 19, Harpers Crossing

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of April, 1994, by and between

GRANTOR

GRANTEE

S & E ASSOCIATES, a North  
Carolina General Partnership

CERTIFIED MANAGEMENT CONTRACTORS, INC.  
Post Office Box 25168  
Winston-Salem, North Carolina 27114-5168

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

BEING KNOWN AND DESIGNATED as Lot Number 19 as shown on the Map of HARPERS CROSSING recorded in Plat Book 33 at Page 13, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

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NOTARIAL PUBLIC

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:

- Real property taxes for the year 1994 and subsequent years.
- Restrictive covenants and easements of record, if any.

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.

.....  
(Corporate Name)

By: .....

..... President

ATTEST: .....

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

S & E ASSOCIATES, a North  
Carolina General Partnership (SEAL)

By: *J. T. Eagan, Jr.* (SEAL)  
John T. Eagan, Jr., General Partner

By: *Mary M. Eagan* (SEAL)  
Mary M. Eagan, General Partner

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *John T. Eagan, Jr.*  
*and Mary M. Eagan*, General Partners  
of *S & E Associates, a North Carolina General Partnership*,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this *18th* day of *April*, 19*94*.

My commission expires: *April 20, 1997* *Juanita C. Isbell* Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

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

personally came before me this day and acknowledged that ..... he is ..... 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 *Juanita C. Isbell, Notary Public, Forsyth Co., NC*

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 *Jeri Taggart*..... Deputy/Assistant - Register of Deeds