



FORSYTH COUNTY
993

05-16-95



\$1.00

Real Estate
Excise Tax

Excise Tax

108

PRESENTED FOR
RECORDATION
AND RECORDED

'95 MAY 16 P12:54

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

BR1857 P2393

Recording Time, Book and Page

Tax Lot No. 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
Lots 1, 20, 13, Harpers Crossing

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of May, 1995, 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 Numbers 1, 20, and 13 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.

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:

- a) Real property taxes for the year 1995 and subsequent years.
- b) 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: *[Signature]* (SEAL)

John T. Eagan, Jr., General Partner

BY: *[Signature]* (SEAL)

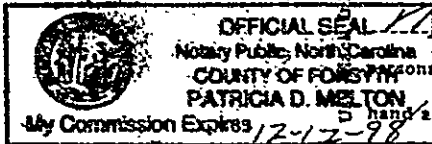
Mary M. Eagan, General Partner

..... (SEAL)

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* Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *15th* day of *May*, 19*95*.

My commission expires: *12-12-98* *Patricia D. Melton* 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 *Patricia D. Melton, NR 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 *[Signature]* Deputy/Assistant Register of Deeds