

HOLD
RDS

Revenue
Stamp
#721-157

FORSYTH COUNTY
536

18-09-95

Prepared by; ROBERT B. SMITH, JR., Attorney,
P.O. Box 1734, Lexington, NC 27293-1734



\$121.00

Tax ID: Block 6061, Parcels 822B, 824D + 824H



Real Estate
Excise Tax

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

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29 day of September, 1995, by and between THOMAS R. SMITH and wife, SANDRA M. SMITH, Grantor of Davidson County, North Carolina, and J & A INVESTMENTS, INC., Grantee of Davidson County, North Carolina.

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

Those certain premises comprising a portion of the project known as SALEM SQUARE CONDOMINIUM, said project having been established as a horizontal property regime by Master Deed and Declaration and Bylaws dated November 12, 1981, and recorded in Book 1349, Page 1291, in the Office of the Register of Deeds for Forsyth County, North Carolina, under and pursuant to the provisions of the North Carolina Unit Ownership Act, the premises hereby conveyed being more particularly described as follows:

FIRST: Unit Nos. 3822-B, 3824-D and 3824-H of said project as shown on Condominium Map, filed in Condominium Book 1, Pages 107 and 130, in the Office of the Register of Deeds for Forsyth County, North Carolina, excepting and reserving any easements through said apartment appurtenant to the common elements and other apartments, all as set forth in said Declaration.

SECOND: An undivided 2.38 percentage interest appurtenant to the apartment in all common elements of said project as described in said Declaration, including the buildings and land described in the Declaration, which said Declaration is incorporated herein as if fully set out herein.

SUBJECT, HOWEVER, to the following: The reservations, restrictions on use and all covenants and obligations set forth in the Declaration dated November 12, 1981, and filed with the Register of Deeds for Forsyth County, North Carolina, and as set forth in the Bylaws of the Association of Owners attached thereto and as it may be amended from time to time, said Bylaws to be filed with the Board of Directors of said Association, all of which restrictions, payments of charges, and all other covenants, agreements, obligations, conditions, and provisions are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the Grantee(s) and his or its successors, heirs, administrators, executors, and assigns or the heirs and assigns of the survivor of them, as the case may be.

REFERENCE: Deed Book 1613, Page 194 in the Office of the Register of Deeds for Forsyth County, North Carolina.

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BK1874 P3094

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.

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

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

Thomas R. Smith (SEAL)
THOMAS R. SMITH

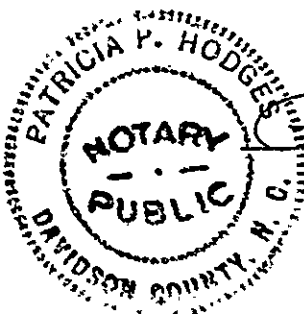
Sandra M. Smith (SEAL)
SANDRA M. SMITH

STATE OF NORTH CAROLINA - COUNTY OF DAVIDSON

I, Patricia P. Hodges, Notary Public of the County and State aforesaid, certify that THOMAS R. SMITH and wife, SANDRA M. SMITH, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 9 day of October, 1995.

My Commission expires:
June 26, 2000



Patricia P. Hodges
Notary Public

PRESENTED TO
REGISTERED
-9-14-97
DAVIDSON COUNTY, NC

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing Certificate(s) of Patricia P. Hodges, NR 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.
JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

BY: D. P. [Signature]
Deputy/Assistant-Register of Deeds