

Original To Bot Parte
BK1895 P2816

AK1843 P2587

FORSYTH COUNTY

12-19-94

\$22.00



Real Estate
Excise Tax

Excise Tax

1

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PRESENTED FOR
RECORDATION
AND RECORDED

'94 DEC 19 A8:17

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

112.00pl
Dobson
Kibler

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to J & D Investments, Inc. P.O. Box 306, Tobaccoville, N.C. 27050

This instrument was prepared by Denise G. Bowles

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of December, 1994, by and between

GRANTOR

GRANTEE

DENISE G. BOWLES, formerly
Janet Denise Gupton
and husband

J & D INVESTMENTS, INC.

BRIAN C. BOWLES

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 Township,

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

See attached Exhibit "A", incorporated herein by reference.

This Deed is being re-recorded to show the previous name of the Grantor at the time she acquired title to the above referenced property. *Denise G. Bowles*

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1700
Page 3081, Forsyth County Registry

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:

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

Denise G. Bowles (SEAL)
Denise G. Bowles, formerly Janet Denise Gupton

Brian C. Bowles (SEAL)
Brian C. Bowles

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that Denise G. Bowles, formerly Janet Denise Gupton Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 14th day of DECEMBER, 1994

My commission expires: 11-8-98 Linda B. Adolph Notary Public



OFFICIAL SEAL
LINDA B. ADOLPH
Notary Public - North Carolina
COUNTY OF FORSYTH

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 Linda B. Adolph NP 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 Spears, Register of Deeds

AND

FORSYTH

REGISTER OF DEEDS FOR _____ COUNTY

By Russell Edwards Deputy ~~Assistant~~ - Register of Deeds

96 APR 10 P155

RECORDED
FORSYTH COUNTY

BK1895 P2818

~~BK1843~~ P2589

BOWLES/J & D INVESTMENTS, INC. - Deed Attachment

EXHIBIT "A"

BEGINNING at an iron in the Eastern right-of-way margin of Arbor Run Drive, said Beginning point being the Southwest corner of Lot 39 of Arbor Run, Section 1-A, as recorded in Plat Book 32, Page 162, Forsyth County Registry; thence from said beginning iron and running with the Southern line of said Lot 39, S 87 deg. 00 min. 11 sec. E 29.34 feet to an iron, said iron being the Northwest corner of Hubbard Realty Co., property (Lot 14P, Block 4433, Forsyth County Tax Maps), thence with said Hubbard Realty Co. Western line S 08 deg. 37 min. 49 sec. W 260.00 feet to a point, said point being the Northeast corner of property owned by Donald W. Mumy &w/ Anne M. as recorded in Deed Book 1700, Page 3083, Forsyth County Registry, thence with said Mumy Northern line N 78 deg. 01 min. 45 sec. W 139.54 feet to a point in the Eastern right-of-way margin of Arbor Run Drive, thence with the Eastern right-of-way margin of Arbor Run Drive N 39 deg. 51 min. 59 sec. E 80.00 feet, thence continuing on chord of a curve N 29 deg. 26 min. 13 sec. E 193.18 feet to the point and place of BEGINNING. Containing 19,050 square feet and being the northernmost portion of Lot 40 of Arbor Run, Section 1-A as shown on plat recorded in Plat Book 32, Page 162, Forsyth County Registry.

TOGETHER WITH all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions, and Restrictions issued by Gupton Enterprises, Inc., and recorded in Book 1640, at Page 3435, et seq., in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Arbor Run Homeowners Association; and SUBJECT TO the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions, and Restrictions, which Declaration is incorporated herein by reference; SAVE AND EXCEPT, however, pursuant to the authority and provisions of Sub-paragraph 3.10 of Article III of the aforementioned Declaration of Covenants, Conditions and Restrictions, the Grantor herein was granted an exception to the aforementioned Declaration of Covenants, Conditions and Restrictions, whereas the Restrictions on Resubdivision being No. 1.2 in Article I, page one of said Declaration, and the restriction that no portion of the lot may be used as a dedicated street or right-of-way to any property lying adjacent to Arbor Run, being Sub-paragraph (r) on page 4, under No. 1.9 in Article I of said Declaration, was specifically waived and removed and whereas the Grantor specifically grants the Grantee all rights obtained by the Grantor with said restriction waiver and modification. Except as here in waived and modified, the aforesaid Declaration remains as restrictive covenants against said property and this conveyance is made subject thereto.

TOGETHER WITH all rights of Grantor in the sight easement reserved in deed of adjacent property to Donald W. Mumy &w/ Anne M. as recorded in Deed Book 1700, Page 3083, Forsyth County Registry.