



DIVISION OF TAXES

DAVID W. HARDEE

33

MAR 26 10 57 AM '81

LUNDA AYERS
REGISTER OF DEEDS
FORSYTH CO., N.C.

JB. #4.00 pl.

BOOK 1330 P 0076

Excise Tax

Recording Time, Book and Page

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

Mail after recording to David W. Hardee, 200 Civic Plaza, 801 E. Trade Street,
Charlotte, N. C. 28202

This instrument was prepared by .. David W. Hardee

Brief description for the Index

14-C The College Village Condominium

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of January, 1981, by and between

GRANTOR

GRANTEE

K & K INVESTMENTS,
A North Carolina General
Partnership

RAY A. KILLIAN, JR. - 1/2 undivided
interest

and

DAVID R. KRUG - 1/2 undivided interest

1610 East Morehead Street
Charlotte, N. C. 28207

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

BEING known and designated as Unit No. 14-C as shown on a plat or plats entitled The College Village Condominium, recorded in Condominium and Unit Ownership File Book 1 at Page 30 through 34, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by Billy R. Satterfield and wife, Millie J. Satterfield, and recorded in the Office of the Register of Deeds of Forsyth County in Book 1273, Page 471, et seq. on June 4, 1979, and pursuant thereto membership in The College Village Homeowners Association, a North Carolina Non-Profit Corporation. Together with .007092 undivided percentage interest in the common areas and facilities of said Condominium here and above described.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1280, Page 333 - Forsyth County Register of Deeds
Unit Ownership File No. 1, Forsyth County

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:

1. Easements, restrictions, and conditions of record;
2. 1981 ad valorem taxes;
3. Declaration of Condominium recorded in Forsyth County Register of Deeds in Book 1273, Page 471.
4. Lien of that certain deed of trust from K & K Investments to Thomas H. Helms, Trustee for Piedmont Federal, in the original principal sum of \$22,000.00, recorded in the Forsyth County Register of Deeds in Book 1280, Page 345.

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

K & K INVESTMENTS, (SEAL)
A N. C. General Partnership
By: *[Signature]* (SEAL)
General Partner
By: *[Signature]* (SEAL)
General Partner
----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----
----- Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.

I, a Notary Public of the County and State aforesaid, certify that Ray A. Killian, Jr. & David R. Krug
personally came before me this day and acknowledged that they are general partners
K & K Investments a North Carolina general partnership and that by authority duly
given and as the act of the partners, the foregoing instrument was signed in its name by its general
partners President, seated with its corporate seal and attested by ----- as its Secretary.
Witness my hand and official stamp or seal, this 2nd day of January, 1981

My commission expires: 10/20/82 *[Signature]* Notary Public

The foregoing Certificate(s) of Janet F. Edgar, N.P., Mecklenburg Co., N.C.

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.

Eunice Ayers, Register of Deeds REGISTER OF DEEDS FOR FORSYTH COUNTY
By *[Signature]* Deputy ~~Notary~~ - Register of Deeds

Probate Fee \$1.00 paid