



THIS INSTRUMENT DRAFTED BY:
David P. Massey
 (Signature of Draftsman)

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NORTH CAROLINA)
)
 FORSYTH COUNTY)

CONDOMINIUM WARRANTY DEED

THIS DEED, made this the 16th day of October, 1984, by COBBLESTONE LIMITED PARTNERSHIP, a North Carolina Limited Partnership, with offices in Winston-Salem, Forsyth County, North Carolina, party of the first part, hereinafter referred to as the "Grantor", to J & F Partners, a North Carolina Partnership

Part y of the second part, hereinafter referred to as the "Grantee";

W I T N E S S E T H :

The Grantor, in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00 & o.v.c.) to it paid by the Grantee, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell, and convey unto the Grantee, its heirs, successors and assigns, that property in the County of Forsyth and State of North Carolina comprising a portion of the condominium known as COBBLESTONE CONDOMINIUM, SECTION TWO, said condominium having been established by Declaration of Condominium dated October 6, 1982, and recorded in Book 1376, page 106, in the Office of the Register of Deeds of Forsyth County, N.C., on the 18th day of October, 1982, and as amended by "Amendment to Declaration of Condominium of COBBLESTONE CONDOMINIUM, SECTION TWO" dated December 1, 1983 and recorded December 7, 1983 in Book 1421, page 925 in the Forsyth County Registry, and being more particularly described as follows:

First: Unit No. 2309-B, Building No. 2309, of COBBLESTONE CONDOMINIUM, SECTION TWO, recorded in Condominium Book 2, Pages 32 through 35, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Second: An undivided 8.812 percentage interest in and to the "Common Areas and Facilities" as referred to in said Declaration of Condominium, appurtenant to the aforesaid Unit, said "Common Areas and Facilities" being more particularly described in the Declaration of Condominium and amendments thereto and in the plans of COBBLESTONE CONDOMINIUM, SECTION TWO, recorded in Condominium Book 2, Pages 32 through 35, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in said Declaration of Condominium and amendments thereto, the Articles of Incorporation and By-Laws of COBBLESTONE CONDOMINIUM, SECTION TWO, recorded simultaneously with said Declaration of Condominium and subject to regular and special assessments, limitations, and restrictions contained in said Declaration of Condominium and said Articles of Incorporation and respective By-Laws. Included in said restrictions is a prohibition of use of the Unit for non-residential purposes.

Together with an easement of egress and ingress and for use of utility easements as contained in Book 1326, Page 1649, in the Forsyth County Registry.

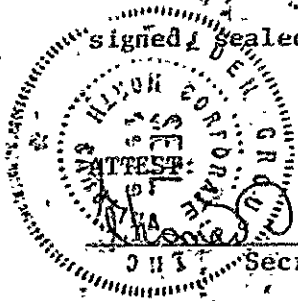
FORSYTH COUNTY	1987	STATE OF NORTH CAROLINA		Real Estate Excise Tax
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BOOK 1460 P 1791

TO HAVE AND TO HOLD the aforesaid property, and all privileges and appurtenances thereunto belonging together with the aforesaid rights of easements and use in and to the Common Areas and Facilities subject to said Declaration of Condominium and said Articles of Incorporation and respective By-Laws.

And the Grantor does hereby covenant that it is seized of the property in fee and will warrant and defend the title to the same against the claims of all persons whatsoever, subject to the Declaration of Condominium and said Articles of Incorporation and respective By-Laws and to easements and rights of way of record.

IN WITNESS WHEREOF, this Condominium Warranty Deed has been duly signed, sealed and delivered by the Grantor the day and year first above written.

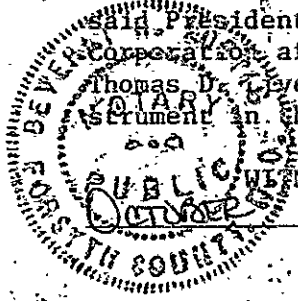


COBBLESTONE LIMITED PARTNERSHIP by
WALDEN GROUP, INC., A General Partner

By: Baxter B. Slaughter III (SEAL)
President

STATE OF NORTH CAROLINA - Forsyth County

This 16th day of OCTOBER, 1984, personally came before me, BEVERLY H. LOFTIS, a Notary Public, Thomas D. Livengood, who, being by me duly sworn, says that he knows the Common Seal of WALDEN GROUP, INC., General Partner of Cobblestone Limited Partnership and is acquainted with Baxter B. Slaughter, III, who is the President of said Corporation, and that he, the said Thomas D. Livengood, is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Thomas D. Livengood signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.



WITNESS my hand and notarial seal or stamp, this the 16th day of OCTOBER, 1984.

Beverly H. Loftis
NOTARY PUBLIC

My Commission Expires:

March 16, 1986

STATE OF NORTH CAROLINA -- Forsyth County

The foregoing (or annexed) certificate of Beverly H. Loftis NP N.C. is certified to be correct. This the 18 day of OCT., 1984.

Probate and filing fee
\$ 6.50 paid.

PRESENTED FOR
REGISTRATION
AND RECORDED
EUNICE AYERS, Register of Deeds
By: Capital Clinard
(Deputy Assistant)

DRAFTED BY:

OCT 18 12 35 PM '84

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

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