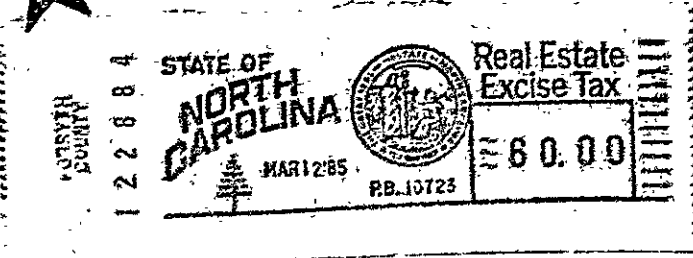


Block 3926B, Lot 153  
3153 Burke Mill Court  
Winston-Salem, NC 27103

103



PRESENTED FOR  
REGISTRATION  
AND RECORDED

MAR 12 4 46 PM '85

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

\$5.50 pd  
by

Excise Tax

Recording Time, Book and Page

Tax Lot No. 153..... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to .....Return to Box.....

This instrument was prepared by Edward V. Zotian

Brief description for the Index Lot 153, Burke Mill Place

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of March, 1985, by and between

GRANTOR

GRANTEE

K & E Properties, a North Carolina  
General Partnership

STEVEN R. WILSON AND WIFE,  
JACQUELINE W. WILSON

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. 3153 on a plat entitled "Burke Mill Place, Phase Two C" recorded in Plat Book 29 at page 46, in the office of the Register of Deeds of Forsyth County, North Carolina; and

Together with all rights and easements appurtenant to said lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Koyt Everhart Building Company, Inc., and recorded in Book 1425, at page 1145, in the office of the Register of Deeds of Forsyth County, North Carolina; and membership in Burke Mill Place Homeowners Association, Inc.

Subject to the regular monthly assessments and special assessments, limitations, and rules reserved in said Declaration of Covenants, Conditions and Restrictions. The Declaration

of Covenants, Conditions and Restrictions is incorporated herein by reference. By way of illustration and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Area; (3) Obligations of members for regular monthly assessments and special assessments and the effect of nonpayment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for exterior maintenance; and (6) Restrictions upon use of the

The property hereinabove described was acquired by Grantor by instrument recorded in .....

Deed Book 1427, page 1336, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ...29. .... page...46. ....

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:

Any and all easements, rights of way, restrictions of record, and ad valorem taxes for the year 1985.

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 & E PROPERTIES, A North Carolina (SEAL)  
General Partnership

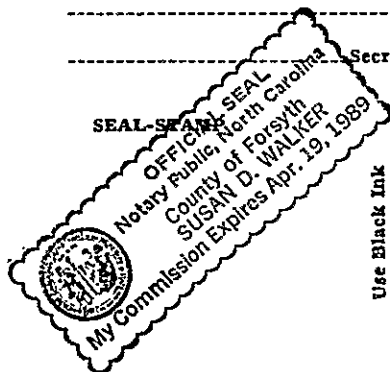
By: ----- (SEAL)

----- Partner

----- (SEAL)

----- Partner

----- (SEAL)



NORTH CAROLINA, ----- Forsyth ----- County.

I, a Notary Public of the County and State aforesaid, certify that Kurt E. Eubank, Jr. and  
Edward J. Zorian, Partners of K & E Properties Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 12th day of March, 1985

My commission expires: Susan D. Walker 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 of Susan D. Walker, N.P., Forsyth 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.

By L.E. SPEAS REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Gable Deputy/Assistant Register of Deeds

PROBATE FEE \$1.00 PAID

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977. -

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BOOK 1477 P 1013