

Prepared by Petree, Stockton, Robinson, Vaughn, Glaze & Maready  
1001 West Fourth Street, Winston-Salem, N. C. 27101

By

*John M. Hargis*

*Bert*

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D E E D

THIS DEED, made this 12 day of August,  
1985, by BUCKEYE VENTURE, A NORTH CAROLINA GENERAL PARTNERSHIP,  
Party of the first part to H & H GROUP, A NORTH CAROLINA GENERAL  
PARTNERSHIP, Party ~~xxx~~ of the second part;

W I T N E S S E T H :

That the said party of the first part, in  
consideration of TEN DOLLARS (\$10.00) and other valuable  
considerations, to it paid by the party ~~xxxx~~ of the second part,  
receipt of which is hereby acknowledged, has bargained and sold,  
and by these presents does hereby bargain, sell and convey unto  
the said party xxx of the second part and its heirs and  
assigns a tract or parcel of land in the County of Forsyth and  
State of North Carolina, described as follows:

Lot No. 16 as shown on the Map of Buckeye  
Manor, recorded in Plat Book 29, Page 84, in  
the Office of the Register of Deeds of  
Forsyth County, North Carolina.

Together with all rights and easements  
appurtenant to said Lot as specifically  
enumerated in the Declaration of Covenants,  
Conditions and Restrictions issued by  
BUCKEYE, A NORTH CAROLINA GENERAL  
PARTNERSHIP, and recorded in Book 1446, Page  
1423, in the Office of the Register of Deeds  
of Forsyth County, North Carolina; and  
membership in BUCKEYE HOMEOWNER'S  
ASSOCIATION, and together with all rights  
and easements reserved by the grantor in  
Deed to BUCKEYE HOMEOWNER'S ASSOCIATION,  
recorded in Book 1446, Page 1627, Forsyth  
County Registry.

FORSYTH COUNTY	1	2	7	0	4	5
	STATE OF NORTH CAROLINA					
	AUG 12 '85					
	PB. 10723					
						Real Estate Excise Tax
						37.00

1500P0140

The fee title to said Lot does not extend upon common property or limited common property and the fee title to such common property is reserved to grantor to be conveyed to the BUCKEYE HOMEOWNER'S ASSOCIATION for the common enjoyment of all the residents of BUCKEYE MANOR.


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 effect of non-payment thereof; (4) Limitations upon use of Common Area; (5) Obligations of Association for maintenance; and (6) Restrictions upon use of the land conveyed herewith.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, together with the aforesaid rights of easement and use in and to the Common Area, subject to the said Declaration of Covenants, Conditions and Restrictions, to the said party xxx of the second part and its heirs and assigns forever.

And the said party of the first part does hereby covenant that it is seized of said premises in fee and will warrant and defend the said title to the same against the claims of all persons whatsoever, subject to the Declaration of Covenants, Conditions and Restrictions aforementioned and to easements and rights-of-way of record.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed the day and year first above written.

BUCKEYE VENTURE, A NORTH CAROLINA  
GENERAL PARTNERSHIP

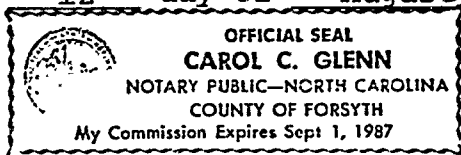
By:   
John W. Nagel, General Partner

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Carol C. Glenn, a  
Notary Public of Forsyth County, North Carolina, do hereby  
certify that John W. Nagel, General Partner, personally appeared  
before me this day and acknowledged the execution of the  
foregoing instrument.

Witness my hand and notarial seal or stamp this the

12 day of August, 1985.



  
Notary Public

My commission expires:

September 1, 1987

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Carol C. Glenn NR Forsyth  
(here give name and official title of the officer signing the certificate passed-upon)

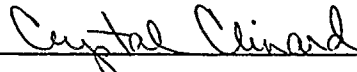
Co. NC.

is (are) certified to be correct. This the 12 day of Aug, 1985.

PRESENTED FOR  
REGISTRATION  
AND RECORDED

AUG 12 12 07 PM '85

E. Speas, Register of Deeds

By  Deputy Assistant

Probate and Filing Fee \$ 6.00

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

BOOK 1500P0142