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PRESENTED FOR
REGISTRATION
AND RECORDED

AUG 4 4 50 PM '86

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

JB. \$5.50 pd.

Excise Tax

Recording Time, Book and Page

Tax Lot No. Portion of 22A, 22B, and 33B, Block 3413

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Donald M. VonCannon, P.O. Drawer 5129, Winston-Salem, NC 27113-5129

This instrument was prepared by Donald M. VonCannon

Brief description for the Index

Lots 92 & 100, Glenridge, Phase I, Section One

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4TH day of August, 1986, by and between

GRANTOR

GRANTEE

GLENRIDGE ASSOCIATES, a North Carolina
General Partnership (successor by name
change in Book 1546, page 455 to Sally-
Kirk Associates)D & L Partnership, a North Carolina
General Partnership
c/o 265 Executive Park Boulevard
Winston-Salem, NC

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, Old Town Township,

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

Being known and designated as Lots 92 and 100 as shown on the recorded Plat entitled "Glenridge, Phase I, Section One", recorded in Plat Book 30, page 200, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1511, page 1578

A map showing the above described property is recorded in Plat Book 30 page 200...

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 and rights-of-way of record, if any.
2. 1986 ad valorem taxes, a lien but not yet due and payable.
3. Declaration of Restrictive Covenants recorded in Book 1548, page 1061, Forsyth County Registry.

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.

GLENRIDGE ASSOCIATES, a North Carolina General Partnership
By: AVTEX PROPERTIES, INC., General Partner.

By: *Kerry L. Avant*
Kerry L. Avant
President

ATTEST: *James E. Humphreys, Jr.*
James E. Humphreys, Jr.
Secretary (Corporate 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

ANN JOHNSTON
NOTARY PUBLIC
FORSYTH COUNTY, N.C.

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that *James E. Humphreys, Jr.*,
personally came before me this day and acknowledged that he is *Secretary of*
AVTEX PROPERTIES, INC., General Partner of Glenridge Associates,
a North Carolina General Partnership 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 *him* as its Secretary.
Witness my hand and official stamp or seal, this *4th* day of *August*, 19 *86*.

My commission expires *March 26, 1992* *Ann Johnston* Notary Public

The foregoing Certificate(s) of *Ann Johnston 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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By *Jesse Holden* Deputy Register of Deeds

PROBATE FEE \$1.00 PAID