



X

Mail to:

Prepared By: Hatfield, Mountcastle, Deal & Van Zandt - Box  
By: Weston P. Hatfield

NORTH CAROLINA )  
:  
FORSYTH COUNTY )

D E E D

THIS DEED, made this 30th day of July, 1987, by H & H GROUP, A North Carolina General Partnership, party of the first part, to GINGER LEIGH BREWER (Single), of Forsyth County, North Carolina, party 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 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 of the second part and her heirs, successors 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 deed from Buckeye Venture to Buckeye Homeowner's Association, recorded in Book 1446, Page 1627, Forsyth County Registry.

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 Buckeye Venture 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



STATE OF <b>NORTH CAROLINA</b>	Real Estate Excise Tax	201
JUL 31 1987	42.00	

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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 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 of the second part and her heirs, successors and assigns, a tract or parcel of land in the County of Forsyth and State of North Carolina, described as follows:

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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 of the second part and her 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.

H & H GROUP

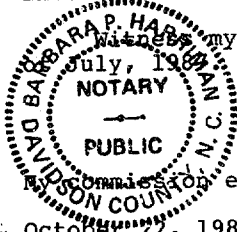
BY: Weston P. Hatfield

General Partner

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STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Barbara P. Harriman, a Notary Public of Davidson County, North Carolina, do hereby certify that Weston P. Hatfield, a General Partner of H & H Group, personally appeared before me this day and acknowledged the execution of the foregoing instrument.



Witness my hand and notarial seal or stamp this the 30th day of July, 1987.

Barbara P. Harriman  
Notary Public

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Barbara P. Harriman, a Notary Public of Davidson County, North Carolina, is certified to be correct. This the 31 day of July, 1987.

L. E. SPEAS, Register of Deeds

By: Jesse Golden

~~Assistant~~/Deputy

Probate and Filing Fee

\$ 6.50

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUL 31 3 16 PM '87

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

BOOK 1619-3709