



RETURN TO: HOUSE & BLANCO, P.A.--Box at Register of Deeds' Office
DRAFTED BY: DAVID B. BLANCO, ESQ.

NORTH CAROLINA :

CONDOMINIUM WARRANTY DEED

FORSYTH COUNTY :

THIS CONDOMINIUM WARRANTY DEED made this the 23rd day of June, 1989, by J & F PARTNERS, a North Carolina Partnership, hereinafter referred to as "Grantor," to STEPHEN C. LEVERTON, hereinafter referred to as "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, his 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, North Carolina on October 18, 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 nonresidential 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.

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.



BOOK: 1670P0257

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.

J & F PARTNERS (SEAL) ✓
a North Carolina Partnership

By: J. Frank Morris (SEAL) ✓
J. Frank Morris, Partner

By: James L. Morris (SEAL) ✓
James L. Morris, Partner

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, a Notary Public of Surry County and State aforesaid, certify that J. FRANK MORRIS, a Partner of J & F PARTNERS, a North Carolina Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.

WITNESS my hand and Notarial Seal or Stamp, this the 23rd day of June, 1989.

My commission expires: September 29, 1993.

COUNTY OF SURRY
NOTARY PUBLIC/STAMP:
PAT MICKLEY
My Commission Expires
September 29, 1993

Pat Micky
Notary Public

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, a Notary Public of Forsyth County and State aforesaid, certify that JAMES L. MORRIS, a Partner of J & F PARTNERS, a North Carolina Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said Partnership.

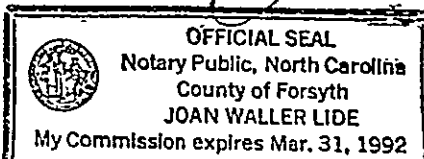
WITNESS my hand and Notarial Seal or Stamp, this the 26th day of June, 1989.

My commission expires:

Mar. 31, 1992.

Joan Waller Lide
Notary Public

NOTARIAL SEAL/STAMP:



STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing (or annexed) certificate(s) of Pat Micky N.P.
Surry Co. N.C. & Joan Waller Lide N.P. Forsyth
Co. N.C. is/are
certified to be correct. THIS the 26 day of June,
1989.

L. E. SPEAS, Register of Deeds

PRESENTED FOR
REGISTRATION
AND RECORDED Jesse Holden
Deputy/Assistant

Probate: \$1.00
Recording: \$7.00
Stamps: \$45.00

JUN 26 3 12 PM '89

DCA1.RRR/pam

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
J.E. #8. Rpd

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