STATE OF NORTH CAROLINA
FORSYTH COUNTY
JUL 10 '90
P.B. 10723
Real Estate Excise Tax
106.50

122

BK1696 P2260
PRESENTED FOR REGISTRATION AND RECORDED
JUL 10 3 50 PM '90
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.
39,000

Excise Tax $106.50

Recording Time, Book and Page

Tax Lot No. 58, Block 4426H Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to Grantee 1409 Santolina Lane Lewisville NC 27023

This instrument was prepared by William L. Nelson, (n/t/s/)

Brief description for the Index 1409 Santolina Lane

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10th day of July, 19 90, by and between

GRANTOR	GRANTEE
B & D ASSOCIATES, INC., A North Carolina Corporation	MARK R. McMAHON, divorced

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~~ in ....., Lewisville Township, FORSYTH County, North Carolina and more particularly described as follows:

Being known and designated as Lot 58 as shown on the Map of SEQUOIA PLACE, Section 6, which is recorded in Plat Book 33 at page 75 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description. For further reference, see Deed Book 1688, Page 1061, Forsyth County Registry.
This conveyance is made subject to restrictions, easements and right of ways of record.
BEING INFORMALLY KNOWN AS Tax Lot 58, Block 4426H, Lewisville Township, Forsyth County Tax Records.

N. C. Bar Assn. Form No. 3 © 1976, Revised © 1977 – ...

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

.....

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

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:

save and except easements and restrictions of record, if any, and 1990 ad valorem taxes to be pro rated to date of closing.

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.

B & D ASSOCIATES, INC.
(Corporate Name)

By: Robert Hearnett
President

ATTEST: Sue W Foster
Assistant Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(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

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Sue W Foster,

personally came before me this day and acknowledged that S he is Assistant Secretary of B & D ASSOCIATES, INC. 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 herself as its Assistant Secretary. Witness my hand and official stamp or seal, this 10th day of Feb., 1994.

OFFICIAL SEAL
Notary Public North Carolina
COUNTY OF FORSYTH
GAIL C. CLARK
My Commission Expires February 28, 1994

My commission expires: 2/28/94 Gail C. Clark Notary Public

The foregoing Certificate(s) of Gail C. Clark, Notary Public, Forsyth County, 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 FOR FORSYTH COUNTY

By ..... Deputy/Assistant - Register of Deeds

N C Bar Assoc Form No 3 © 1976, Revised © 1977 James Williams & Co. Inc. Box 127 Yanceyville N C 27055
Printed by Agreement with the N. C. Bar Assn. 1981