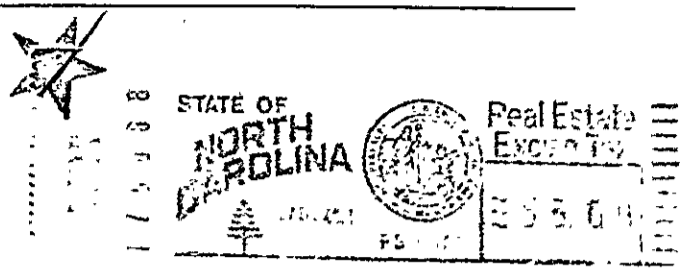


DRAFTED BY: David V. Liner *DL*

RECORDING TIME

PRESENTED FOR
REGISTRATION
AND RECORDED

✓ BK 1708 P 1293



74

'91 JAN 24 P 4:02

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

EXCISE TAX

PROBATE AND FILING FEES 800 B PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: 3950-B Valley Court, Winston-Salem, NC 27106
Mail after recording to: _____
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of January, 19 91, by and between

GRANTOR

GRANTEE

LYNN M. HALE (Unmarried)

S&D PARTNERSHIP, a North Carolina
General 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, in consideration of (\$ 10.00 o.v.c.) Ten Dollars o.v.c. to her 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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

BEING KNOWN and designated as Lot No. 123 on a plat entitled "Sherwood West, Section 5-A" recorded in Plat Book 25, at page 148, in the Office of the Register of Deeds of Forsyth County, North Carolina; and

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Westminster Company and recorded in Deed Book 1133, at page 1623, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Sherwood West Association, Inc.

THE GRANTEE herein hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Lynn M. Hale and delivered to The Pfefferkorn Company in the amount of Forty-Three Thousand Nine Hundred and No/100 Dollars (\$43,900.00) dated May 22, 1986, and that certain deed of trust securing said promissory note of even date therewith, upon the property conveyed in the deed, which deed of trust is recorded in Book 1543, page 2027.

BK1708 P1294

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Subject to easements and restrictions of record, if any. This conveyance is made specifically subject to the deed of trust to The Pfefferkorn Company which the Grantee has agreed to assume and pay.

IN WITNESS WHEREOF the Grantor has 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.

(seal) Lynn M. Hale (seal)
Lynn M. Hale
(seal)
(seal)
(seal)
(seal)
(seal)

Corporate Name

ATTEST:

By: _____
_____ President _____ Secretary

Corporate Seal

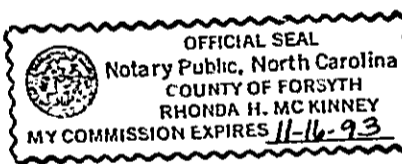
STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally came before me this day and acknowledged that he is _____ secretary of _____ a North Carolina corporation, and that by authority duly given 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 _____ as its _____ Secretary. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County



I, Rhonda H. McKinney, a Notary Public of Forsyth County, NC, do hereby certify that LYNN M. HALE

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 24th day of January, 1991.

SEAL/STAMP

My commission expires November 16, 1993. Rhonda H. McKinney Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19_____.

SEAL/STAMP

My commission expires _____, 19_____. _____ Notary Public

The foregoing Certificate(s) of Rhonda H. McKinney NP Forsyth Co. NC

is/are certified to be correct.

This the 24 day of January, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:

[Signature] Deputy/Assistant
Forsyth County Register of Deeds Form LTD 490