



STATE OF  
NORTH  
CAROLINA



Real Estate  
Excise Tax

50.00

152

BK1720 P1982

PRESENTED FOR  
REGISTRATION  
AND RECORDED

91 JUL 19 P4:36

L.F. SPURIS  
REG. CLERK

\$14.00  
ES

Excise Tax

Recording Time, Book and Page

Tax Lot No. 130 and 136, Block 6103

Parcel Identifier No.

Verified by ...

County on the

day of

, 19

by ...

PROPERTY ADDRESS: 130 and 136 Chrisfield Circle, Winston-Salem, NC 27104

Mail after recording to Hendrick, Zotian, Cocklereece & Robinson Box

This instrument was prepared by MALLORY M. OLDHAM

Brief description for the Index

Lots 103 & 136 Chrisfield Phases 7 and 8

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of July

, 19 91, by and between

GRANTOR

GRANTEE

K & B Properties, a North Carolina general partnership, Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr. and Beatrice M. Everhart, by and through her Attorney-in-Fact, Koyt W. Everhart, Jr.

KOYT W. EVERHART, JR.

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

Forsyth

County, North Carolina and more particularly described as follows:

Township,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE FOR DESCRIPTION OF PROPERTY.

The purpose of this Deed is to convey all the interest of Beatrice M. Everhart, individually and as a general partner of K & B Properties, a North Carolina general partnership intended to have been conveyed in that Deed recorded in Book 1703, page 2105, Forsyth County Registry and to convey all of the interest of Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr. and all of the interest of Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr., as general partner of K & B Properties, a North Carolina general partnership.

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

Book 1531, page 846, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 30 page 95.

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:

Any and all easements, rights of way and restrictions of record and ad valorem taxes for the year 1991 and each year subsequent thereto.

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.

K & B Properties, a North Carolina general partnership

By: [Signature] (SEAL)  
Koyt W. Everhart, Jr.; Trustee  
Under the Last Will and Testament  
of Koyt W. Everhart, Sr., General  
Partner

By: Beatrice M. Everhart,  
General Partner (SEAL)

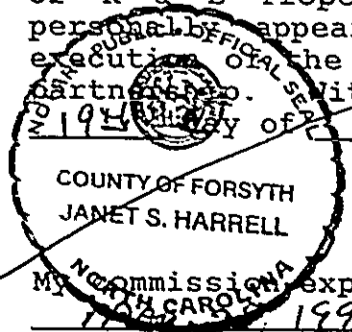
By: [Signature] (SEAL)  
Her Attorney In Fact,  
Koyt W. Everhart, Jr.

[Signature] (SEAL)  
Koyt W. Everhart, Jr., Trustee  
Under the Last Will and Testament  
of Koyt W. Everhart, Sr.

Beatrice M. Everhart (SEAL)  
By: [Signature] (SEAL)  
Her Attorney In Fact,  
Koyt W. Everhart, Jr.

State of North Carolina - County of Forsyth

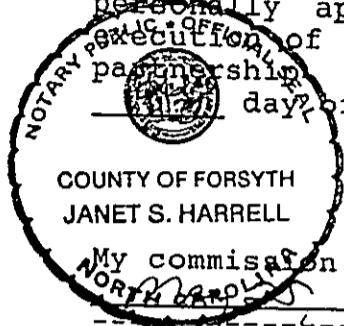
I, Janet S. Harrell a Notary Public of said county and state do hereby certify that Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr., and Beatrice M. Everhart, by and through her Attorney In Fact, general partners of K & B Properties, a North Carolina general partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument for and on behalf of said partnership. Witness my hand and official stamp or seal, this 21st day of July, 1991.



[Signature]  
NOTARY PUBLIC

State of North Carolina - County of Forsyth

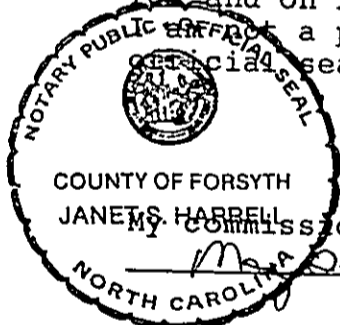
I, Janet S. Harrell a Notary Public of said county and state do hereby certify that Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr., general partner of K & B Properties, a North Carolina general partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument for and on behalf of said partnership. Witness my hand and official stamp or seal, this 19th day of July, 1991.



Janet S. Harrell  
NOTARY PUBLIC

State of North Carolina - County of Forsyth

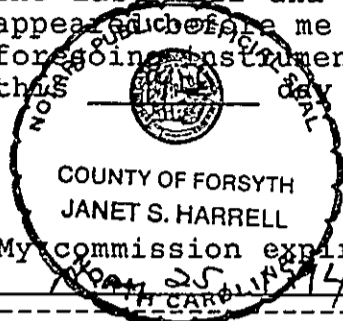
I, Janet S. Harrell a Notary Public of said county and state do hereby certify that Koyt W. Everhart, Jr., attorney in fact for Beatrice M. Everhart (also known as Beatrice Lela Everhart), personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Beatrice M. Everhart (also known as Beatrice Lela Everhart), general partner of K & B Properties, a North Carolina general partnership, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1703, page 918, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Koyt W. Everhart, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Beatrice M. Everhart (also known as Beatrice Lela Everhart), as general partner of K & B Properties, a North Carolina general partnership, for and on behalf of said partnership. I do further certify that Janet S. Harrell a party to the attached instrument. Witness my hand and official seal this 19th day of July, 1991.



Janet S. Harrell  
NOTARY PUBLIC

State of North Carolina - County of Forsyth

I, Janet S. Harrell a Notary Public of said county and state do hereby certify that Koyt W. Everhart, Jr., Trustee Under the Last Will and Testament of Koyt W. Everhart, Sr. personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19th day of July, 1991.

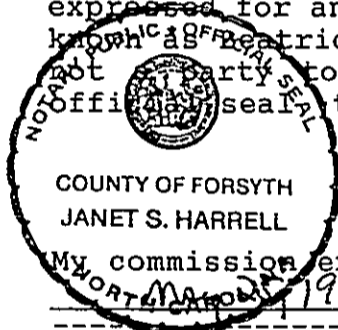


Janet S. Harrell  
NOTARY PUBLIC

My commission expires: NOV 25 1994

State of North Carolina - County of Forsyth

I, Janet S. Harrell a Notary Public of said county and state do hereby certify that Koyt W. Everhart, Jr., attorney in fact for Beatrice M. Everhart (also known as Beatrice Lela Everhart), personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Beatrice M. Everhart (also known as Beatrice Lela Everhart), and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1703, page 918, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Koyt W. Everhart, Jr. acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Beatrice M. Everhart (also known as Beatrice Lela Everhart). I do further certify that I am not a party to the attached instrument. Witness my hand and official seal, this 19th day of July, 1991.



Janet S. Harrell  
NOTARY PUBLIC

My commission expires: NOV 25 1994

State of North Carolina - County of Forsyth

The foregoing (or annexed) certificates of Janet S. Harrell N.P. Forsyth Co. N.C. are certified to be correct. This the 19th day of July, 1991.

L. E. SPEAS, REGISTER OF DEEDS

By Jessie Gaddis  
Deputy Assistant

BK1720 P1986

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots Number 130 and 136, as shown on the plat entitled "Chrisfield, Phases Seven and Eight" recorded in Plat Book 30, at Page 95, 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 Southbend Inc. and recorded in Deed Book 1516, at Page 184, in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in Chrisfield Association, Inc.; and

SUBJECT to the regular monthly assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration 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 Areas; (3) Obligations of members for regular monthly assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and (6) Restrictions upon the use of the land conveyed herewith.