

HK 1769 P 3240

2



01-29-93

PRESENTED IN  
REGISTER OF DEEDS  
AND RECORDS

'93 JAN 29 P2:58 \$10.00 pd.



\$83.00



Real Estate  
Excise Tax

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

*Jeri Stagger*

201

Excise Tax

83

Recording Time, Book and Page

Tax Lot No. Block 674, Lot 322 Parcel Identifier Number \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to:

This instrument was prepared by: Garth Dunklin, Esq. / WEINSTEIN & STURGES, P.A.  
1100 S. Tryon Street, Charlotte, North Carolina 28203-4244

Brief description for the Index: Unit No: 322, FOREST OAKS, PHASE THREE-A

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 28th day of May, 19 92, by and between

GRANTOR

GRANTEE

David B. Curtis  
(single)

J & H Property, 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 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 \_\_\_\_\_, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1624, Page 1645.

A map showing the above described property is recorded in \_\_\_\_\_.

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:

Restrictions, easements and conditions of record and the lien of ad valorem taxes for the year of the delivery of this instrument and subsequent years.

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.

\_\_\_\_\_  
 (Corporate Name) David B. Curtis (SEAL)  
 David B. Curtis

By: \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ President

ATTEST: \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ Secretary (Corporate Seal)

State of North Carolina, Forsyth County.  
 I, a Notary Public of the County and State aforesaid, certify that David B. Curtis, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, DEBORAH P. JUBERG Notary Public North Carolina, County of Forsyth this 28 day of May, 1992.  
 My Commission Expires June 1, 1995 My Commission expires: 6-3-95 Deborah P. Juberg Notary Public

SEAL-STAMP State of \_\_\_\_\_, \_\_\_\_\_ County.  
 I, a Notary Public of the County and State aforesaid, 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 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 \_\_\_\_\_ as its \_\_\_\_\_ Secretary.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 My commission expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of Deborah P. Juberg NP Forsyth Co NC  
 \_\_\_\_\_ 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.

By [Signature] REGISTER OF DEEDS FOR Forsyth COUNTY  
 Deputy/Assistant Register of Deeds.

EXHIBIT A

BEING KNOWN AND DESIGNATED as Unit No. 322 as shown on a plat or plats entitled "FOREST OAKS, PHASE THREE-A" recorded in Condominium and Unit Ownership Book 2, at pages 103, through 105, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description; and an undivided fee simple interest, which is subject to reduction, as hereinafter stated, in and to the common area shown on the referenced recorded plat and the plats of "FOREST OAKS, PHASE ONE" recorded in Condominium and Unit Ownership Book 1, pages 131 through 134, "FOREST OAKS, Amenities Area" recorded in Unit Ownership Book 2, pages 10 through 11, "FOREST OAKS, PHASE TWO, recorded in Condominium and Unit Ownership Book 1, at pages 138 through 142, and revised in Book 2, page 9, and "FOREST OAKS, PHASE THREE, recorded in Condominium and Unit Ownership Book 2 at pages 77 and 78.

TOGETHER with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" issued by Forest Oaks Associates recorded in the Office of the Register of Deeds of Forsyth County, in Book 1358, page 1391, et seq., as amended in Book 1362, page 948, et seq., amended by Shugart Enterprises, Inc. in Book 1398, page 113, et seq. and re-recorded in Book 1398, page 1090, et seq., and amended by Shugart Development Company, Inc., in Book 1447, page 311 et seq., and Book 1462, page 810 and pursuant thereto membership in Forest Oaks Homeowners Association, Inc., a North Carolina Non-Profit Corporation, recorded with the Declaration of Condominium as Exhibit "D".

TOGETHER with all rights in and to the limited common areas and facilities, if any, appurtenant to said unit; and

TOGETHER with a non-exclusive easement for ingress, egress and regress with all 25-foot wide roadways as shown on the Condominium Plats of Phase One, Phase Two, Phase Three, Amenities Area and Phase Three-A above referred to; and

Subject to the said Declaration of Condominium, amendments thereto and the Exhibits annexed thereto, which are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for:

(1) 1.2253% as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of use of unit for residential and lodging accommodation purposes, and other uses reasonably incidental thereto; (3) Property rights of Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association for maintenance; (7) Restrictions upon use of the unit ownership in real property conveyed hereby; and (8) Retention of interest in Forest View Drive and Winding Forest Drive by Seller and Lender for access to adjoining property.