DRAFTED BY: Robert W. Porter, Attorney

RECORDING TIME

FORSYTH COUNTY 01-03-96

2336

$93.00

STATE OF NORTH CAROLINA

Real Estate Excise Tax

EXCISE TAX $93.00

PRESENTED FOR REGISTRATION AND RECORDED

43

'96 JAN -3 P12:53

John Holleman
Register of Deeds
Forsyth Co. NC

PROBATE AND FILING FEE $ _____ PAID

BK1883 P2788

P 2788

Tax Block: 6160 Lot: 116C Parcel Identifier No.:

Property Address: 116C N. Sunset Drive, Winston-Salem, NC 27101

Mail after recording to: Grantee: 835 Merry Acres Court, Winston-Salem, NC 27106

Mail future tax bills to: Grantee: Same

# FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of December, 1995, by and between

| GRANTOR | GRANTEE |
|---|---|
| ELIZABETH Z. MARTINAT, formerly Elizabeth B. Ziglar and husband, ROBERT PONS MARTINAT | E INVESTMENT CORPORATION |

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 and 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 Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Unit No. 116-C, Phase 1, as shown on a Plat or Plats entitled "THE LATTICEWORKS CONDOMINIUM", recorded in Condominium and Unit Ownership File Book 3 at Page(s) 120 through 123 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with and subject to all rights and easements, declarations, by-laws, conditions, common area ownership and memberships, set out in Deed Book 1549, Page 1430, Forsyth County Registry.

The above land was conveyed to Grantor by _____ (see book number 1549 page 1430)

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. save and except easements and restrictions of record, if any, and 1996 ad valorem taxes, prorated to date of closing.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Elizabeth Z. Martinat (seal) Robert Pons Martinat (seal)

ELIZABETH Z. MARTINAT, formerly Elizabeth B. Ziglar (seal) ROBERT PONS MARTINAT (seal)

STATE OF NORTH CAROLINA – Forsyth County

SUSAN T. SMITH NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires 7-23-2000

I, Susan T Smith, a Notary Public of Forsyth County, NC, do hereby certify that ELIZABETH Z. MARTINAT, formerly Elizabeth B. Ziglar and husband, ROBERT PONS MARTINAT personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 22 day of December, 1995.

SEAL/STAMP My commission expires 7-23-2000, 19 Susan T Smith 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 Susan T. Smith, Notary Public, Forsyth County, NC is ~~are~~ certified to be correct.

This the 3rd day of January, 1996.

~~XXXXXXX~~ JOHN HOLLEMAN, Register of Deeds for Forsyth County by:

D. Riddle Deputy/~~Assistant~~

Forsyth County Register of Deeds form RFD 4/93