

FORSYTH COUNTY
1770

05-10-96

252

BK 1900

P. 2406
P. 2406
PRESENTED FOR
REGISTRATION
AND RECORDED

'96 MAY 10 P4:34



\$230.00

Real Estate
Excise Tax

John Holleman
Register of Deeds
Forsyth Co. N.C.

12.00
John Holleman

Excise Tax \$230.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to Blanco Box (opc)

This instrument was prepared by Steven C. Garland, Esq.

Brief description for the Index

4520 Fernhaven Circle

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *10th* day of *May*, 19 *96*, by and between

GRANTOR

GRANTEE

S & D a/k/a S & D PARTNERSHIP,
a North Carolina General Partnership

DEBORAH P. LAMBIE

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 *Winston-Salem* Township, *Forsyth* County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1721, Page 1887
Condo

A map showing the above described property is recorded in Book3..... page.....28.....

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:

- A. Subject to taxes for the year 1996 and subsequent years.
- B. Subject to easements, restrictions or reservations of record, if any.

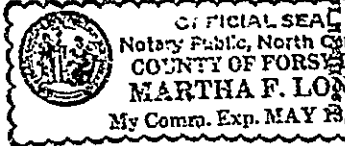
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: -----
----- President
ATTEST: -----
----- Secretary (Corporate Seal)

USE BLACK INK ONLY

S & D a/k/a S & D Partnership, a North Carolina General Partnership (SEAL)
By: *Loyd R. Daniel, Jr.* (SEAL)
Loyd R. Daniel, Jr., General Partner
By: *B. Dale Stancil* (SEAL)
B. Dale Stancil, General Partner
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

 I, a Notary Public of the County and State aforesaid, certify that Loyd R. Daniel, Jr. and B. Dale Stancil, General Partners of S & D a/k/a S & D Partnership, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument, Witness my hand and official stamp or seal, this 10 day of May, 1996.
My commission expires May 18, 1997

SEAL-STAMP

NORTH CAROLINA, _____ 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 Martha F. Long, NP

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.

JOHN HOLLEMAN, REGISTER OF DEEDS, REGISTER OF DEEDS FOR FORSYTH COUNTY

By Walter A. Hood Deputy/Assistant - Register of Deeds

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Condominium Unit No. 6, as shown on the Plat of The Glade, Phase One, as recorded in Condominium Book 3, Pages 28 through 30, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1524, Page 989, Forsyth County Registry.

TOGETHER WITH all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration of Condominium issued by The Glade Development, Inc., and recorded in Book 1491, Page 330, et seq., in the Office of the Register of Deeds of Forsyth County, North Carolina; and membership in The Glade Homeowners Association, Inc.; and

TOGETHER WITH an undivided interest in and to the Common Areas and Facilities, as shown on the recorded plat and set out in the aforementioned Declaration of Condominium.

BEING INFORMALLY KNOWN AS Tax Lot 6, Block 3912D, Winston Township, Forsyth County Tax Records.