

~~BK 2194~~ P 2574

Drafted By: Warren E. Kasper, P.A.  
PO Box 687, Clemmons, NC 27012

FORSYTH CO, NC 101 FEE: \$ 10.00  
PRESENTED & RECORDED: 10/31/1996 1:17PM  
JOHN HOLLEMAN REGISTER OF DEEDS BY: GORDONK

Mail To: Grantees, 4605 Carriagebrook Court, Clemmons, NC 27012  
FEE OF NC REAL ESTATE EXT: \$ 508.00

NORTH CAROLINA )  
FORSYTH COUNTY ) GENERAL WARRANTY DEED

THIS DEED made this the 31st day of October, 1996, by and between P & M HOMES OF WINSTON-SALEM, LLC, a North Carolina Limited Liability Company (hereinafter referred to as "Grantor"), and TIMOTHY EDWARDS AND WIFE, MARJORIE EDWARDS (hereinafter referred to as "Grantee"), whose address is 4605 Carriagebrook Court, Clemmons, North Carolina 27012. 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 Clemmons Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 137, Asbury Place, Section Five, as recorded in Plat Book 38, Page 181, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property is conveyed subject to those restrictive covenants as the same are recorded in Book 1887, Page 3599, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1892, Page 1599, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 38, Page 181, Forsyth County Registry.

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

BK 1923 P 2574 - P 2575

~~DA 2174~~ P 2575

hereinabove described is subject to the following exceptions:

Easements, rights-of-way, restrictions and other matters of record or affecting the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal as of the day and year first above written.

P & M HOMES OF WINSTON-SALEM, LLC (SEAL)

BY: Tommy D. Puckett (SEAL)  
TOMMY D. PUCKETT, Member/Manager - Pres.  
Limited Liability Company

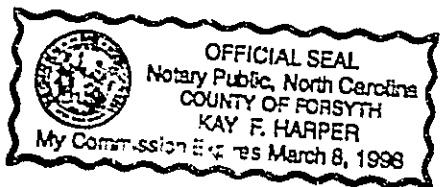
NORTH CAROLINA - FORSYTH COUNTY

I, Kay F. Harper, a Notary Public for said County and State, do hereby certify that TOMMY D. PUCKETT, Member/Manager of P & H HOMES OF WINSTON-SALEM, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the said company.

WITNESSETH my hand and official stamp or seal, this the 31st day of October, 1996.

Kay F. Harper  
Notary Public

My Commission Expires:  
3/8/98



STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate \_\_\_\_\_ of Kay F. Harper N.P.  
(there give name and official title of the officer signing the certificate \_\_\_\_\_ passed upon)

is (are) certified to be correct. This the 31 day of Oct 19 96.

John Holloman, Register of Deeds

By Curtis Deputy Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid