

Unofficial Document

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 Apr 05 2006 03:01:30 pm
 RECORDING \$15.00
 PROBATE \$2.00
 EXCISE TAX \$96.00
 NONSTAND
 BOOK 01278
 PAGES 2350-2351
 INSTRUMENT # 04692
 SHB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$96.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Alan E. Ferguson, Attorney

Brief description for the Index:

THIS DEED made this 3rd day of April 2006, by and between

GRANTOR	GRANTEE
DRTT, INC.	MITSUO MANDA AND WIFE, LISA MANDA 4105 Enchanted Lane Greensboro, NC 27406

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 Reidsville, Wentworth Township, Rockingham County, North Carolina and more particularly described as follows:

BEING all of Lot 5 of the plat for DRTT, Inc. dated 4/25/02 and revised 5/2/02, 6/18/02 and 7/26/02 by C.E. Robertson & Associates PLS, a copy of said plat being recorded in plat book 51, Page 4 in the office of the Rockingham County Register of Deeds.

TOGETHER WITH the non-exclusive right to the use of the private driveway easement shown on the above mentioned plat for ingress, egress and regress to and from said Lot and NC Highway 65 and SUBJECT TO the rights of other lot owners within said development to the use of said road and for the installation of public utilities within said easement area.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1082, page 639.

A map showing the above described property is recorded in Plat Book 51, Page 4.

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.

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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, other than the following exceptions:

1. **The terms and conditions of the Development and Maintenance Agreement recorded in Book 1203, Page 830, Rockingham County Registry.**
2. **No homes are to be placed or constructed on the property herein conveyed except on-site stick built or off-frame modular homes.**
3. **No single wide or double wide manufactured houses or on-frame modular homes may be located on the property herein conveyed.**
4. **Any and all rights-of-way and easements of record or visible over subject premises, including rights of others to the use of the 50-foot private drive way easement shown on the plat of record in Plat Book 51, Page 4 and for the area within the right of way for NC 65, and right of way to Duke Power Company in book 1222, Page 2016.**
5. **2006 ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DRTT, INC.
(Entity Name)

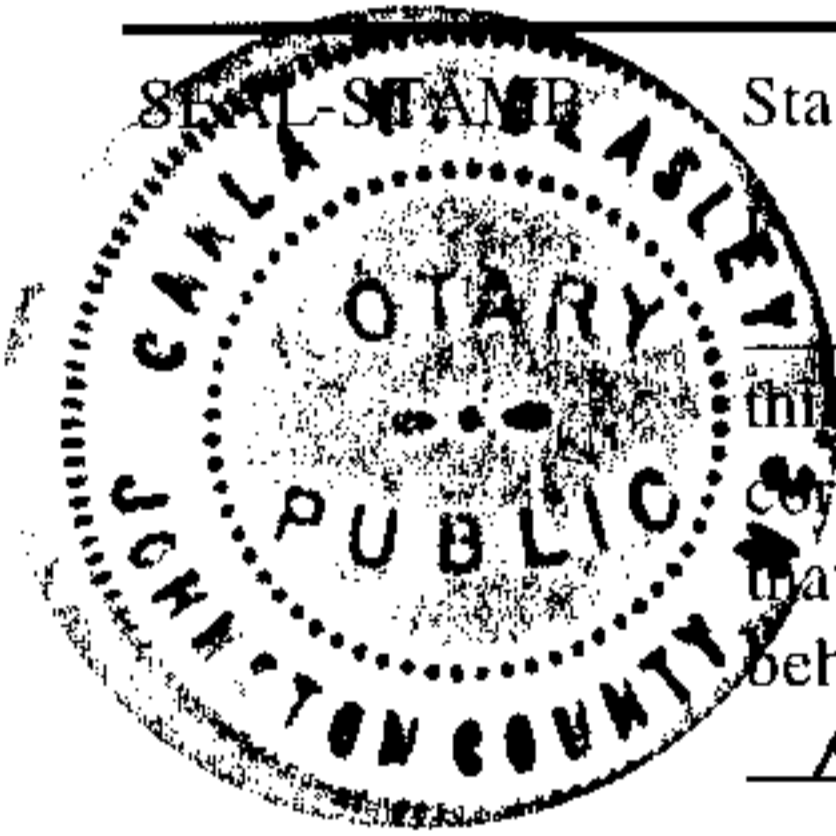
(SEAL)

By: *James Wester*
Title: PRESIDENT

(SEAL)

By: _____
Title: _____

(SEAL)



State of North Carolina - County of Guilford Johnston

the undersigned Notary Public of the County and State aforesaid, certify that James Wester personally came before me this day and acknowledged that he is the President of DRTT, INC., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 4th day of April, 2006.

My Commission Expires: 6/21/09

Notary Public *Carla W. Beasley*
Carla W. Beasley