

THIS DEED Made this the 4th day of January, 1980 by Richardson-Phillips Partnership and Kermit G. Phillips, II and wife, Jeanette S. Phillips

part ies of the first part, to R & P, Inc., a North Carolina corporation of Forsyth County, North Carolina, part Y of the second part; Witnesseth that the said part ies of the first part, in consideration of (\$ 1.00 & o.v.c.) One Dollar and other valuable consideration to them paid by the said part Y of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said part Y of the second part and its heirs their two-thirds undivided interest in a Winston Township, and bounded as follows:

See Attached Exhibit "A"

Excepting and subject to the liens of the following deeds of trust, which R & P, Inc. assumes and agrees to pay:

- (a) A Deed of Trust dated August 22, 1977 from Richardson-Phillips Partnership to Frank M. Bell, Jr., Trustee for First Federal Savings and Loan Association of Winston-Salem, securing original principal indebtedness of \$110,000, said Deed of Trust being recorded in Book 1212, page 924 of the Forsyth County Registry.
- (b) A Deed of Trust dated August 14, 1979 from K. G. Phillips, II and Scott H. Richardson to William L. Nelson, Trustee for General Greene Investment Company, securing original principal indebtedness of \$156,000, said Deed of Trust being recorded in Book 1281, page 1043 of the Forsyth County Registry.

two-thirds undivided interest in the The above land was conveyed to grantor by two-thirds undivided interest in the (See Book No. Page) TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part Y of the second part and its heirs and assigns forever. And the said part ies of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, of record.

IN TESTIMONY WHEREOF the said part ies of the first part do hereunto set their hands and seal S RICHARDSON-PHILLIPS PARTNERSHIP: By: Kermit G. Phillips, II Gen Partner Scott H. Richardson, Gen Partner Jeanette S. Phillips

STATE OF NORTH CAROLINA - Forsyth County I, Sue Solomonson a Notary Public of Forsyth County, North Carolina, do hereby certify that Kermit G. Phillips, II and Scott H. Richardson, General Partners in RICHARDSON-PHILLIPS PARTNERSHIP, County of Forsyth, appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. My commission expires September 24, 1983, 19 Sue Solomonson, Notary Public

STATE OF NORTH CAROLINA - Forsyth County I, Sue Solomonson a Notary Public of Forsyth County, North Carolina, do hereby certify that KERMIT G. PHILLIPS, II and JEANETTE S. PHILLIPS, County of Forsyth, appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. My commission expires September 24, 1983, 19 Sue Solomonson, Notary Public

STATE OF NORTH CAROLINA - Forsyth County The foregoing (or annexed) certificate S of Sue Solomonson N.P. Forsyth Co. N.C. (here give name and official title of the officer signing the certificate - passed upon) (are) certified to be correct on 4th day of Jan, 1980

STAMPS \$ 134.00 REGISTRATION AND RECORDED Eunice Ayers, Register of Deeds Probate and filing fee \$ 5.00 paid JAN 9 4 19 PM '80 By Jessie Golden Deputy Drafted by: William D. Fryff NOTE TO RECORDING PARTY: Please give permanent address of grantee(s) EUNICE AYERS REGISTER OF DEEDS FORSYTH CTY, N.C.

BOOK 1294 P 0480

EXHIBIT "A"

TRACT I:

BEGINNING at a point, said point being located in the northern right-of-way of Coliseum Drive, said beginning point also being the southwest corner of JoAnn Stauber and W. G. Pfefferkorn (See Deed Book 1141, page 759, Forsyth County Registry); thence from said beginning point along the west line of Stauber and Pfefferkorn, North 04° 50' 00" West 200.12 feet to an iron, Stauber and Pfefferkorn's northwest corner; thence South 76° 05' 00" West 60.07 feet to an iron, the northeast corner of Douglas M. Young (See Deed Book 1153, page 1623, Forsyth County Registry); thence South 04° 42' 28" East 199.86 feet to a point in the northern right-of-way line of Coliseum Drive, the southeast corner of Douglas M. Young; then North 76° 24' 30" East 59.84 feet along the northern right-of-way line of Coliseum Drive to the point and place of BEGINNING.

TRACT II:

BEGINNING at an iron stake, the northwestern corner of a tract of land presently owned by W. G. Pfefferkorn et al as recorded in Deed Book 1141, page 759 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence running North 78° 12' 40" East 110.0 feet to an iron stake; thence North 07° 34' 19" West 104.30 feet to an iron stake; thence running South 79° 49' 05" West 283.13 feet to an iron stake; thence South 05° 10' 23" East 124.67 feet to an iron stake; thence North 73° 49' 28" East 120 feet to an iron stake; thence North 76° 05' East 60.07 feet to the point and place of BEGINNING.

TRACT III:

BEGINNING at an iron stake, the northeastern corner of Dunn and Young property as recorded in Deed Book 932, page 289, Forsyth County Registry; thence running with Dunn and Young's north lines, South 83° 07' 15" West 200.97 feet to an iron stake; running thence South 81° 00' 15" West 200 feet to an iron stake; running thence North 07° 34' 19" West 104.30 feet to an iron stake; running thence South 79° 49' 05" West 283.13 feet to an iron stake; running thence South 05° 10' 23" East 124.67 feet to an iron stake; thence running South 73° 49' 28" West 80.06 feet to an iron stake; thence South 73° 23' 23" West 253.26 feet to an iron stake; running thence North 01° 46' 08" East 472.58 feet to an iron stake; running thence South 87° 04' 37" East 993.72 feet to an iron stake; thence South 02° 52' 02" West 201.82 feet to the point and place of BEGINNING.

The above descriptions being taken from a survey by Gup-ton-Skidmore Associates entitled "Property of K. G. Phillips, II and S. H. Richardson."

BOOK 1294P0481