

Drafted by: Parks Roberts

Mail to: Grantee, c/o Roy L. Landreth, 7050 Kenbridge Drive, Clemmons, NC 27012

Mail future tax bills to: Same (Name) (Street and Number) (City) (State) (Zip)

THIS DEED Made this the 6th day of June, 19 85 by John J. Fishel and wife, Guynita D. Fishel

part ies of the first part, to L & B Properties, a general partnership of Forsyth County, North Carolina,

Witnesseth that the said part ies of the first part, in consideration of (\$ 10.00 o.v.c.) Ten Dollars & Other Valuable Considerations to them paid by the said part ies of the second part,

the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell and convey unto the said part ies of the second part and their heirs a tract or parcel of land in Forsyth County, North Carolina, in Clemmons Township, and bounded as follows:

BEGINNING at an iron stake located in the east right of way line of Arden Street Extension, said iron stake being located at the intersection of the northern line of the tract of land conveyed to Everette W. Beckner and wife by deed recorded in Book 889, page 481 in the Office of the Register of Deeds of Forsyth County, N. C. and the east right of way line of Herman B. Orrell and wife property; running thence with said Orrell property, South 69° 29' 59" East 285.0 feet to an iron stake; running thence South 77° 07' 54" West 147.89 feet to an iron stake; running thence North 83° 31' 34" West 160.87 feet to a point located in the center of Arden Street Extension; running thence with the center of said street, North 3° 28' 22" East 118.0 feet to an iron stake; running thence South 86° 56' 10" East 30.10 feet to the point and place of Beginning. Containing 22,865.55 square feet. Also being a part of the property conveyed to Everette W. Beckner and wife by deed recorded in Book 889, page 481 and being Lot 104, Block 4209, Clemmons Township as shown on the Forsyth County Tax Maps.

Subject to a 60 foot right of way for Arden Street Extension, 30 feet of which is on the western portion of the above described property.

PROPERTY ADDRESS 4205 Arden Street Extension, Clemmons, NC 27012 BLOCK 4209 LOT 104

The above land was conveyed to grantor by (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 ies of the second part and their heirs and assigns forever. And the said part ies of the first part do covenant that they is/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, save and except easements and restrictions of record, if any, and 1985 taxes and Deed of Trust of record, which Grantor assumes,

IN TESTIMONY WHEREOF the said part ies of the first part hereunto set their hand and seal s  
John J. Fishel (Seal) Guynita D. Fishel (Seal)  
Guynita D. Fishel (Seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Nancy S. Hurst a Notary Public of Forsyth County, North Carolina, do hereby certify that John J. Fishel and wife, Guynita D. Fishel

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp or Seal) WITNESSETH My hand and notarial seal or stamp this the 17th day of June, 1985  
 My commission expires September 9, 1989, 1985 Nancy S. Hurst, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_ a Notary Public of Forsyth County, North Carolina, do hereby certify that \_\_\_\_\_

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 My commission expires \_\_\_\_\_, 19\_\_\_\_, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate \_\_\_\_\_ of Nancy S. Hurst, N.P. Forsyth Co., N.C. is (are) certified to be correct. This the Aug. day of 1985

STAMPS \$ \_\_\_\_\_  
 Probate and filing fee \$ 5.00 paid

AUG 8 10 54 AM '85 E. Speas, Register of Deeds

L.E. SPEAS By Karen Gordon Deputy-Assistant  
 REGISTER OF DEEDS  
 FORSYTH CTY. N.C.

K.K.P.

BOOK 1499P1450

NO TAXABLE CONSIDERATION  
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