

87
NO TAXABLE CONSIDERATION

PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 31 12 08 PM '86

I.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

\$7.00
CLD

Excise Tax

Recording Time, Book and Page

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

Mail after recording to House, Blanco & Osborn, P.A. Box

This instrument was prepared by Neal E. Tackabery

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31ST day of October, 19 86, by and between

GRANTOR

ALEX E. MOSER, D.D.S. and wife,
MELANIE B. MOSER
216 Heatherton Way
Winston-Salem, NC 27104

JEFFREY M. GALLISDORFER, D.D.S. and
wife, SHERRY D. GALLISDORFER
724 Luxbury Road
Winston-Salem, NC

GRANTEE

M & G INVESTMENT COMPANY, a North
Carolina general partnership
116 Jonestown Road
Winston-Salem, NC 27104

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

See Exhibit A attached hereto and made a part hereof.

Each grantor is conveying a 1/2 undivided interest in the above-described property, so that M & G Investment Company, a North Carolina general partnership, will own a 100% fee simple interest in said property.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

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) 1986 and succeeding years' ad valorem taxes, not yet due and payable;
- (b) Easements and restrictions of record, if any.

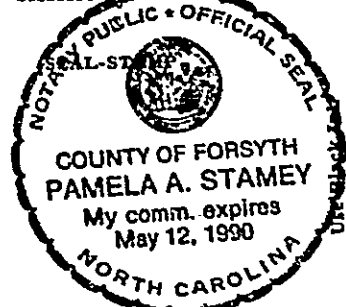
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____
(Corporate Name)

By: _____
President

ATTEST: _____
Secretary (Corporate Seal)

Secretary (Corporate Seal)

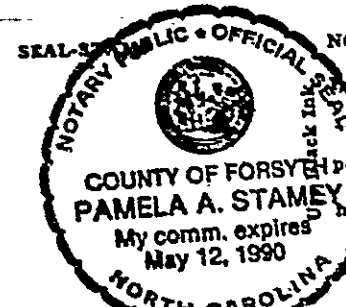


NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that ALEX E. MOSER, D.D.S. and wife, MELANIE B. MOSER Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of October, 1986.

My commission expires: May 12, 1990 Pamela A. Stamey Notary Public



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that JEFFREY M. GALLISDORFER, D.D.S. and wife, SHERRY D. GALLISDORFER Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31st day of October, 1986.

My commission expires: May 12, 1990 Pamela A. Stamey Notary Public

The foregoing Certificate(s) of Pamela A. Stamey N.P. Forsyth Co, NC

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.

L. E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY
By Jesse Golden Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

BEGINNING at an iron at the intersection of the north right-of-way line of Randall Avenue (formerly Davis Avenue) and the western right-of-way line of Jonestown Road, which point is North 80° 57' 15" West 8.77 ft. from the southeast corner of Lot 51 as originally shown on the map of the Claude Davis Place as recorded in Plat Book 7, Page 122(2), Forsyth County Registry; running thence with the south line of Lot 51 North 80° 57' 15" West 210.20 ft. to an iron; thence North 7° 29' 32" East 79.68 ft. to an iron; thence South 82° 41' 04" East 20.03 ft. to an iron; thence North 07° 29' 32" East 40.00 ft. to an iron, the northwest corner of Lot 49 as shown on the above-described plat; running thence with the northern line of Lot 49 South 81° 11' 50" East 189.73 ft. to a point in the western right-of-way line of Jonestown Road; running thence with the western right-of-way line of Jonestown Road South 07° 17' 50" West 121.11 ft. to the point and place of BEGINNING. This description was taken from a survey prepared by Daniel W. Donathan, United Ltd., dated October 23, 1986.

SAVE AND EXCEPT an easement over a 28.0 ft. x 62.0 ft. rectangular strip of land in the northeast corner of the above-described tract, granted to La Petite Academy, Inc. at Deed Book 1523, Page 2028 in the Forsyth County Registry, which easement is a continuing, perpetual easement for ingress and egress.