

58 PRESENTED FOR
REGISTRATION
AND RECORDED

DEC 4 1 07 PM '86

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

Excise Tax 37.50

Recording Time, Book and Page

\$11.50
DT

Tax Lot No. 74B, 71E, 72D, 73, 72A, and 69A Parcel Identifier No. Block 4618
Verified by County on the day of 19
by

Mail after recording to Harry A. Boles Box at Register of Deeds Office

This instrument was prepared by Harry A. Boles

Brief description for the Index

3 Lots on Allgood Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of November, 19 86, by and between

GRANTOR
DONALD R. SIMMS and wife, DONNA K. SIMMS;

and

DONALD R. SIMMS T/A R AND L PROPERTIES

1074 Vienna Forest Drive
Winston-Salem, N.C. 27040

GRANTEE
C. W. MYERS TRADING POST, INC., a
North Carolina corporation
2718 North Liberty Street
Winston-Salem, N.C.

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~~ Vienna Township,

~~the City of~~ Forsyth County, North Carolina and more particularly described as follows:

Being the real property described in Exhibit A and Exhibit B which are attached hereto and incorporated herein by reference.

Property address: Allgood Road, Winston-Salem, N.C.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1378 at page 1095 and Book 1394 at page 573

A map showing the above described property is recorded in Plat Book N/A 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:

Easements and restrictions of record, if any, and 1986 ad valorem property taxes and easement for Allgood Road.

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.

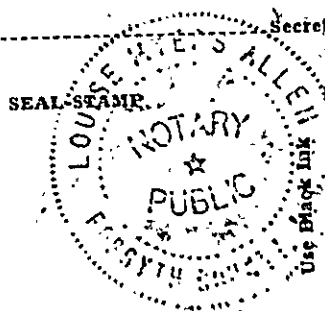
(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that DONALD R. SIMMS T/A R AND L PROPERTIES, and DONALD R. SIMMS, Individually, and wife, DONNA K. SIMMS, Individually, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of November, 1986.

My commission expires: November 20, 1990 Louise Myers Allen Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19

My commission expires: Notary Public

The foregoing Certificate(s) of Louise Myers Allen N.Y. Forsyth Co. NC

is/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 Sybil Johnson Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT B
PROPERTY DESCRIPTION

Being a tract or parcel of land lying in the County of Forsyth and State of North Carolina, and being more particularly described as follows:

BEGINNING at an old iron in the margin of the right-of-way of a state-maintained road, said iron stake being a corner with James Beedings, running thence South $88^{\circ} 3'$ East 747.5 feet to an iron stake; thence South $87^{\circ} 55'$ East 243.1 feet with the Beedings line and line of William Allgood to a stone, said stone being a corner with William Allgood; running thence South $3^{\circ} 35'$ West 836.77 feet with the Allgood line and the line of C.A. Hoots to an iron stake a corner with Hoots and Lonnie Ray Spaugh; running thence North $87^{\circ} 38'$ West 134.2 feet to an iron stake, a corner with Lonnie Ray Spaugh and Louise S. Stout; running thence North $86^{\circ} 2^{\circ} 22'$ East 295.7 feet to an iron axle; running thence North $86^{\circ} 08'$ West 469.0 feet with the lines of Louise S. Stout, H. Hugh Largen and Donnie Ray Spaugh to an iron stake; running thence South $1^{\circ} 57'$ West 6.25 feet more or less to an iron stake; thence North $89^{\circ} 30'$ West 100.10 feet to an iron stake; thence North $61^{\circ} 32'$ West 130.3 feet to an iron stake; running thence North $15^{\circ} 22'$ West 215.0 feet to an iron stake; thence North $15^{\circ} 22'$ West 154.07 feet to an iron stake; thence North $15^{\circ} 22'$ West 130.93 feet to an iron stake, the point and place of BEGINNING. Containing 11.83 acres, more or less. This description was prepared from an unrecorded survey plat of the property made in March, 1974 by June Lineback, Registered Surveyor. There is excepted from the above tract Lot 2-A also known as a tract containing 0.99 acres which was sold to Mrs. Sarah B. McCune and also a triangular parcel of land cut from Lot 2-B containing approximately 0.54 acres which was sold to Mrs. Sarah B. McCune. Each of these parcels face the soil road which is a state-maintained road and is also known as Allgood Road, leaving a remaining acreage count of approximately 10.292 acres.

The above-described property is known on the Forsyth County Tax Maps as Lots 74B, 71F, and 72D, Block 4618.

BOOK 1577P1663

EXHIBIT A

Property Description

TRACT I: Being a 3.211 acre tract or parcel of land lying in Vienna Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake located at the southeast corner (on old John Hartman corner) of the R & L Properties property as described in the conveyance recorded in Book 1378 at page 1095 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof, said existing iron stake also being the northeast corner of the 1.29 acre tract of land described in Deed Book 940 at page 323, said existing iron stake further being the northeast corner of the 3.211 acre tract of land described herein; thence from said BEGINNING point South 03° 20' 59" West 257.14 feet to an axle, an old J. O. Algood corner (See Deed Book 278 at page 118) lying in the western boundary line of C. A. Hoots (now or formerly) (See Deed Book 714 at page 21), and being further the southeast corner of said 1.29 acre tract described in Deed Book 940 at page 323; thence North 80° 29' 18" West 294.35 feet to an existing iron stake, the southwest corner of the said 1.29 acre tract described in Deed Book 940 at page 323 and further being the southeast corner of the 1.58 acre tract described in Deed Book 889 at page 208; thence North 80° 29' West 305.11 feet to an existing iron stake; thence North 80° 29' West 49.95 feet to an existing iron stake located at the southeast corner of the J. R. Beeding property described in Book 1155 at page 1188, the southwest corner of the 1.58 acre tract described in Deed Book 889 at page 208, said existing iron stake lying in the northern boundary line of J. O. Algood (now or formerly) (See Deed Book 278 at page 118) and being further the southwest corner of the within described 3.211 acre tract of land; thence with the eastern boundary line of said Beeding North 02° 17' 16" East 175.30 feet to an existing iron stake, a corner with said Beeding located at the northwest corner of the 1.58 acre tract described in Deed Book 889 at page 208, said existing iron stake being further the northwest corner of the within described 3.211 acre tract of land; thence South 87° 40' 33" East 241.13 feet to an existing iron stake (flat iron) located in the northern boundary line of said 1.58 acre tract described in Deed Book 889 at page 208, said existing iron stake (flat iron) being the southwest corner of the Loman H. Largen property described in Book 643 at page 382; thence South 87° 44' 18" East 257.17 feet (crossing the old northeast corner of the said 1.58 acre tract described in Deed Book 889 at

page 208 and the northwest corner of the said 1.29 acre tract described in Deed Book 940 at page 323) to an existing iron stake located in the northern boundary line of said 1.29 tract described in Deed Book 940 at page 323, said iron stake lying in the southern boundary line of the Louise S. Stout property described in Deed Book 889 at page 303; thence South 87° 44' 18" East 17.0 feet to an existing iron stake located at the southwest corner of the said R & L Properties property (See Book 1378 at page 1095), an old John Hartman corner; thence South 87° 46' 26" East 134.19 feet to the point and place of BEGINNING; containing 3.211 acres, more or less, according to a survey by Larry L. Callahan, R.L.S., entitled "Map For Donald R. Simms and wife, Donna K. Simms", dated April 13, 1983, and being further all of the 1.58 acre tract of land described in Deed Book 889 at page 208 and all of the 1.29 acre tract of land described in Deed Book 940 at page 323, Forsyth County, North Carolina, Registry.

TRACT II: Being a 1.952 acre tract or parcel of land lying in Vienna Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron stake located on the southern bank of a creek, said existing iron stake being located at the northwest corner of the .98 acre (Tract "A") tract of land as more particularly described in the conveyance recorded in Deed Book 899 at page 260 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof, said existing iron stake also being the northeast corner of the Fleetus L. Gobble, Jr. property as described in Book 1137 at page 45 and also being a corner of Tract "B" described in Deed Book 899 at page 260; thence North 84° 04' 07" West 31.08 feet to an existing iron stake, the southwest corner of Tract "B" described in Deed Book 899 at page 260, said iron stake also lying in the northern boundary line of said Gobble and at the southeast corner of William R. Cox (See Deed Book 620 at page 5); thence North 01° 37' 10" West 164.53 feet to an existing iron stake, a corner with said Cox at the northwest corner of said Tract "B"; thence North 74° 43' 12" East 200.4 feet to an existing iron stake located near the fifteen (15) foot wide right-of-way of Allgood Road (State Road Number 1431), the northeast corner of said Tract "B"; thence South 15° 14' 27" East 214.63 feet to an existing iron stake, a corner with J. R. Beeding (See Deed Book 1155 at page 1188) and being the southeast corner of said Tract "B"; thence South 03° 28' 09" West 215.47 feet to an existing iron stake located at the southeast corner of said Tract "A" (See Deed Book 899 at page 260), said existing iron stake being at a common corner with said Beeding (See Book 1155 at page 1188); thence North 84° 15' 56" West 219.84 feet to an existing iron stake located at the southwest corner of said

Tract "A", said iron stake further lying at a common corner with said Beeding (See Deed Book 1155 at page 1188) in the eastern boundary line of said Gobble (See Book 1137 at page 45); thence North 05° 35' 32" East 180.56 feet to the point and place of BEGINNING; containing 1.952 acres, more or less, according to survey by Larry L. Callahan, R.L.S., entitled "Map for Donald R. Simms and wife, Donna K. Simms", dated April 13, 1983, and being further all of Tract "A" and Tract "B" as described in Deed Book 899 at page 260, Forsyth County, North Carolina, Registry.

The party of the first part herein further bargains, sells, conveys and grants to the parties of the second part herein the easement and right-of-way and all rights thereto as more particularly described in that "Deed of Easement" between Nancy C. Spaugh (widow) and James R. Beeding and wife, Ruth A. Beeding, dated September 15, 1975, which is recorded in Book 1155 at page 1190 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof. The party of the first part agrees that the said easement and right-of-way shall be perpetual and shall be appurtenant to the two (2) parcels of land described herein as "Tract 1" and "Tract 2".

The above-described property is known as Lots 73, 72, and 69A. Block 4618, on the Forsyth County Tax Maps.