

Drafted by: Parks Roberts  
Mail to: Grantee: 4245 Arden Street Extension, Clemmons, NC 27012  
Mail future tax bills to: L & B Properties, a general partnership

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THIS DEED Made this the 1st day of January, 19 87 by L & B Properties, a general partnership of Forsyth County, North Carolina.  
part Y of the first part, to Judith W. Atwood of Forsyth County, North Carolina, part y of the second part;  
Witnesseth that the said part y of the first part, in consideration of (\$10.00 o.v.c.) Ten Dollars & Other Valuable Considerations to it paid by the said part Y 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 y of the second part and her 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 at the northeast corner of a lot conveyed to Everette W. Beckner and wife, Peggy S. Beckner, by deed recorded in Book 889, Page 481 in the Office of the Register of Deeds of Forsyth County, North Carolina, said beginning point also being a corner with the properties of Herman B. Orrell and wife, and Jack W. Trexler and wife; running thence from said beginning point with the west line of said Trexler property, South 20° 45' 33" West 185.44 feet to an iron stake; running thence North 75° 40' 40" West 178.00 feet to a point, and North 75° 35' West 50 feet to an iron stake located in the center of an access easement hereinafter referred to; running thence North 73° 00' East 50.00 feet to a point located in the line of said access easement, and North 66° 48' 34" East 259.80 feet to the point and place of Beginning. Containing 20,314 square feet and being a part of the property conveyed to Everette W. Beckner and wife, by deed recorded in Book 889, page 481, and being a part of Lot 42K, Block 4209, Clemmons Township, as shown on the Forsyth County Tax Maps.

PROPERTY ADDRESS 4245 Arden Street Extension, Clemmons, NC BLOCK 4209 LOT 107

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 y of the second part and her heirs and assigns forever. And the said part Y of the first part do es covenant that it is/are seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it 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 1987 taxes.

IN TESTIMONY WHEREOF the said part y of the first part hereunto set S hand and seal  
(Seal) L & B Properties, a general partnership  
(Seal) By: Roy L. Landreth (Seal)  
General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Nancy S. Hurst a Notary Public of Forsyth County, North Carolina,  
do hereby certify that Roy L. Landreth, General Partner of L & B Properties  
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 17 day of February, 1987  
My commission expires 19, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_  
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\_\_\_\_

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Nancy S. Hurst of Forsyth Co. N.C.  
(here name and official title of the officer signing the certificate) passed upon  
is (are) certified to be correct This the 18 day of Feb, 1987

STAMPS \$ 47.00

Probate and filing fee \$ 5.00 paid

L. E. Speas, Register of Deeds  
L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.  
Cynthia Chirard Deputy Assistant

S/ JB.

1591P1215