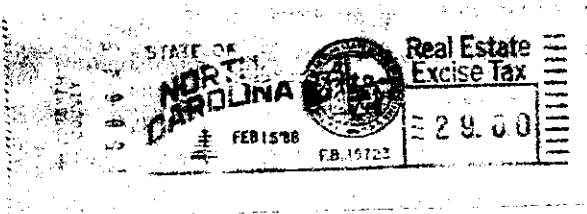




29

PRESENTED FOR  
REGISTRATION  
AND RECORDED

FEB 15 11 41 AM '88

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.

Excise Tax 29.00

Recording Time, Book and Page

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

Mail after recording to P &amp; D Investments

This instrument was prepared by J. TYRONE BROWDER, ATTORNEY, PO BOX 550, KING, NC 27021  
 Brief description for the Index \_\_\_\_\_

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of February, 19 88, by and between

GRANTOR

GRANTEE

✓ JANET G. SMITH  
 (divorced)

P & D INVESTMENTS  
 a N. C. General Partnership

✓ (formerly Janet S. Gibson)

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, Forsyth \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEGINNING at a point in the Northern right-of-way line of North Carolina Highway No. 65, said point being the Southwest corner of William F. Windsor Property as shown in Deed Book 763 at Page 354, also known as Lot 41B, Block 4747, Forsyth County Tax Map, and running thence North 77 degrees 00 minutes West 100 feet to a point, said point being located 12 feet South of the Northern right-of-way line of N. C. Highway No. 65; running thence North 16 degrees 47 minutes East 200 feet to a point; thence South 77 degrees 00 minutes East 100 feet to a point; thence South 16 degrees 47 minutes West 200 feet to the place of Beginning. Being known and designated as Lot No. 41A, Block 4747, Forsyth County Tax Map. For further reference, see Deed Book 763 at Page 355.

Subject to a 60 foot right-of-way to the State of North Carolina, a triangular strip taken from the Southern portion of said lot totaling 600 square feet.

Tax Block 4747, Lot 41-A

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 1017, Page 971, Forsyth County Register of Deeds .....

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:

1. 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 his 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)

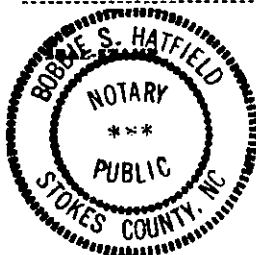
USE BLACK INK ONLY

*Janet G. Smith* (SEAL)  
JANET G. SMITH

..... (SEAL)

..... (SEAL)

..... (SEAL)



NORTH CAROLINA, STOKES County.

I, a Notary Public of the County and State aforesaid, certify that .....  
JANET G. SMITH (divorced) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12th day of February, 1988.

My commission expires: 10-11-92 *Bobbie S. Hatfield* 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 *Bobbie S. Hatfield N.P. Stokes 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. SPEAR, REGISTER OF DEEDS REGISTER OF DEEDS FOR *Stokes* COUNTY

By *Olivia S. Smith* Deputy/Assistant - Register of Deeds