

Drafted by: LESLIE G. FRYEMail to: F+L Associates 4401 BRIDAL PATH WINSTON-SALEM N.C. 27103
(Name) (Street and Number) (City) (State) (Zip)Mail future tax bills to: SAME
(Name) (Street and Number) (City) (State) (Zip)THIS DEED Made this the 8th day of April, 19 88 by
JOHN F. PEAKE and wife, MARY H. SCARLETT PEAKEpart ies of the first part, to F & L ASSOCIATES, A North Carolina General Partnership of Forsyth County, North Carolina, part y of the second part;Witnesseth that the said part ies of the first part, in consideration of (\$ 10.00 O.V.C.) Ten Dollars and other valuable considerations to them 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 its/successors ~~here~~ tract or parcel of land in Forsyth County, North Carolina, in Township, and bounded as follows:

BEGINNING at a stake in the Southeast intersection of Academy Street and Granville Drive; running thence North 71° 01' East 64 feet to a stake; thence South 18° 30' East 100 feet to a stake; thence South 71° 01' West 64 feet to a stake in Granville Drive; thence North 18° 30' West 100 feet to a stake in Academy Street. Being the Northern portion of Lot 1, Block 17 as shown on the Map of Granville Place as recorded in Plat Book 1, page 99(2) and the Northwestern portion of Lot 400 Salem, and being further known as Lots 107 and 101 Block 611, Academy Street and being the same property conveyed to Beulah C. Shell by Charles M. Carter and Mary A. Carter in Book 623, page 148.

NO TITLE EXAMINATION REQUESTED AND NONE PERFORMED.

PROPERTY ADDRESS _____ BLOCK _____ LOT _____

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 its/successors ~~here~~ and assigns forever. And the said parties of the first part do covenant that they are ~~is~~ 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 1988 taxes.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hands and seal s

JOHN F. PEAKE (Seal) MARY H. SCARLETT PEAKE (Seal)
(Seal) (Seal)

STATE OF NORTH CAROLINA - Forsyth County

Penny L. Hauser a Notary Public of Forsyth County, North Carolina,
do hereby certify that JOHN F. PEAKE and wife, MARY H. SCARLETT PEAKE

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

Witness my hand and notarial seal or stamp this the 8th day of April, 1988
Penny L. Hauser, Notary Public
My commission expires December 4, 1989

STATE OF NORTH CAROLINA - Forsyth County

_____ a Notary Public of Forsyth County, North Carolina,

d: _____
g: _____
c: _____
n: _____
acknowledged the execution of the foregoing deed of conveyance.
stamp this the _____ day of _____, 19_____
_____, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate PRESENTED FOR
REGISTRATION Penny L. Hauser, NP Forsyth Co., NC
is (cert) certified to be correct. This the 8th day of April, 1988

STAMPS \$ _____ APR 8 2 23 PM '88 L. E. Speas, Register of Deeds
Probate and filing fee \$ 6.00 paid L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.
By K.K. Pierce Deputy-Assistant

833K 1637P3467