

BOLD
RBS

FORSYTH
COUNTY

164606

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

35.00

70

PRESENTED FOR
REGISTRATION
AND RECORDED

SEP 20 1 20 PM '89

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, NC

Excise Tax \$35.00

Recording Time, Book and Page

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

Mail after recording to **J & A INVESTMENTS, INC., c/o Mr. Thomas R. Smith, P.O. Box 1974, Lexington, NC 27293-1974**

This instrument was prepared by **ROBERT B. SMITH, JR., ATTORNEY, P.O. Box 1734, Lexington, NC 27293-1734**

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11 day of September, 19 89, by and between

GRANTOR

**THOMAS R. SMITH
and wife,
SANDRA M. SMITH**

GRANTEE

**J & A INVESTMENTS, INC.,
a North Carolina Corporation**

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 none, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point on the northern right-of-way line of Weatherwood Court, said point of beginning being N. 88° 51' 26" E. 195.0 ft. from the intersection of the northern right-of-way of Weatherwood Court with the eastern right-of-way of Martin Street, as said Weatherwood Court and Martin Street are shown on a plat recorded in Plat Book 27, Page 44, in the Office of the Register of Deeds of Forsyth County; thence N. 01° 08' 34" W. 235.0 ft. to a point, new corner to George Vlasis; thence N. 88° 51' 26" E. 206.00 ft. to a point, new corner to George Vlasis; thence S. 01° 08' 34" E. 225.84 ft. to a point in the northern right-of-way of Weatherwood Court; thence S. 79° 08' 23" West with the northern right-of-way of Weatherwood Court 22.03 feet to a point; thence with the northern right-of-way of Weatherwood Court, a curve to the right with a chord and bearing distance of S. 83° 59' 55" W. 64.25 ft. to a point; thence S. 88° 51' 26" West with the northern right-of-way of Weatherwood Court 120.27 ft. to the point and place of beginning, as surveyed by Harris B. Guppton, R.L.S. L-1845, on June 22, 1979.

REFERENCE: Deed Book 1300, Page 1467 & Deed Book 1278, Page 0808, Forsyth County Registry.

This property is conveyed **SUBJECT TO** a Deed of Trust to First Union National Bank of North Carolina recorded in Deed Book 1304, Page 0586, Forsyth County Registry, which the Grantee agrees to assume and pay in full as a part of the consideration of this conveyance.

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

A map showing the above described property is recorded in Plat Book 27 page 44
TO HAVE AND TO HOLD ^{a 1/10 undivided interest in} 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:

ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA.

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)

USE BLACK INK ONLY

Thomas R. Smith
THOMAS R. SMITH

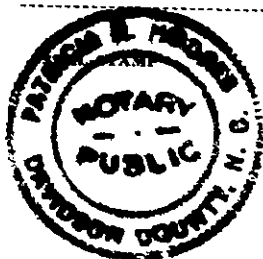
(SEAL)

Sandra M. Smith
SANDRA M. SMITH

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, DAVIDSON County.

I, a Notary Public of the County and State aforesaid, certify that
THOMAS R. SMITH & wife, SANDRA M. SMITH Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 19 day of SEPTEMBER, 1989

My commission expires: July 22, 1990 *Patricia P. Hodges* 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 *Patricia P. Hodges N.P. Davidson Co. N.C.*

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 *Jessie Gadden* Deputy/..... t-Register of Deeds