

Drafted by: T. PAUL HENDRICK

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REGISTRATION
AND RECORDED
117

'92 APR 24 P 2:29

L. E. SPEARS
REGISTER OF DEEDS 8.00 paid
FORSYTH CO. N.C.

Excise Tax

Tax Block: 3804 Lot: C Parcel Identifier No. _____
Property Address: _____
Mail after recording to: ZOTIAN BOX.
Mail future tax bills to: T & C Properties, 290 Charlois Blvd., Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of March, 19 92, by and between

Grantor

CHARLES E. TALTON, JR. and
TERRY T. BARBER

Grantee

T & C PROPERTIES, A North Carolina General
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, in consideration of \$ 10.00 & OVC TEN DOLLARS and Other Valuable Considerations then 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 in Forsyth County, North Carolina WINSTON Township, more particularly described as follows:

FOR PROPERTY DESCRIPTION, PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The above land was conveyed to Grantor by T & C Properties (see book number 1675 page 3997)

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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

Charles E. Talton, Jr. (seal)
CHARLES E. TALTON, JR.

Terry T. Barber (seal)
TERRY T. BARBER

STATE OF NORTH CAROLINA - Forsyth County

I, Glenda M. Slater, a Notary Public of Forsyth County, NC, do hereby certify that Charles E. Talton, Jr.

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8 day of April, 19 92.

My commission expires April 18, 19 95. Glenda M. Slater, Notary Public.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, Diane H. Deal, a Notary Public of Forsyth County, NC, do hereby certify that Terry T. Barber

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 20th day of March, 19 92.

My Commission Expires Oct. 11, 1992

My commission expires Oct. 11, 19 92. Diane H. Deal, Notary Public.

Seal/Stamp

The foregoing Certificate(s) of Glenda M. Slater Diane H. Deal Irredell Co. N.C. & Deal are certified to be correct.
This the 24 day of April, 19 92
L.E. Spears, Register of Deeds for Forsyth County by

Jessie Holden Deputy/Assistant

BK1742 P4381

EXHIBIT "A"

BEGINNING at an iron stake in the north line of South Stratford Road, Silas Creek Parkway ramp, running thence with the North right-of-way of said ramp; South 87 degrees 27 minutes West 153.18 feet to an iron stake, thence North 89 degrees 16 minutes West 20.10 feet to an iron stake, a new corner; running thence on a new line, North 06 degrees 21 minutes East 247.55 feet to an iron stake in the south line of a new street; to be called Charlois Boulevard; thence with the south line of said street, South 83 degrees 32 minutes East 193.97 feet to an iron stake; thence on a curve to the right which has a radius of 23 feet and an arc distance of 34.93 feet and having a chord direction and distance of South 40 degrees 1.5 minutes East 31.67 feet to an iron stake in the west line of a new street to be named Mall Boulevard; thence with said line, South 3 degrees 29 minutes West 117.46 feet to an iron stake; thence North 86 degrees 32 minutes West 12.96 feet to an iron stake, the point and place of beginning. Containing 1.113 acres, and being a portion of the P.H. Hanes Knitting Company Property conveyed to Hanes Properties, Inc., lying on the north side of South Stratford Road-Silas Creek Parkway ramp.

Being informally known as Block 3804 Lot C, Forsyth County Tax Maps as presently constituted.