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BK1763 P2946



11-28-92 FOF

\$470.00

Real Estate
Excise Tax

Excise Tax

\$470.00

PRESENTED FOR
REGISTRATION
AND RECORDING

'92 NOV 20 P4:05

\$12.00 pd.

REGISTER OF DEEDS
FORSEYTH CO. N.C.

177

Jeri Tagger

Recording Time, Book and Page

Tax Lot No. 122F Parcel Identifier No. Block 3442
Verified by County on the day of 19
by

Mail after recording to

House & Blmco Box (684)

This instrument was prepared by

William R. DeGraw, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

GRANTEE

MERWYN A. HAYES and wife,
KATHERINE H. HAYES and
SAMUEL J. WILLIARD, III and wife,
KAREN H. WILLIARD

P & A PARTNERS, a North
Carolina general partnership

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

4680 Brownsboro Road, Winston-Salem, NC 27106

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

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:

Easements, restrictions and rights of way of record, if any, and 1992 ad valorem taxes.

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

Merwyn A. Hayes
Merwyn A. Hayes (SEAL)

Katherine H. Hayes
Katherine H. Hayes (SEAL)

Samuel J. Williard, III
Samuel J. Williard, III (SEAL)

Karen H. Williard
Karen H. Williard (SEAL)

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Merwyn A. Hayes, Katherine H. Hayes, Samuel J. Williard, III and Karen H. Williard Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of November, 1992

My commission expires: 9/24/94 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 George E. Hollodick N.P. Forsyth 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. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Adden Deputy Assistant Register of Deeds

EXHIBIT "A"

BEGINNING at a nail in the pavement, said nail being at the Southeastern corner of the property owned, now or formerly, by Uni-Brown Group recorded at Deed Book 1311, Page 779, said nail also being on a new line with Samuel J. Williard, III and Merwyn A. Hayes (see Deed Book 1732, Page 1823); thence from said point and place of BEGINNING and then on a new line with said Williard and Hayes South 03° 42' 47" West 87.09 feet to an iron pin; thence South 86° 12' 00" East 100.17 feet to an iron pin; the new Southeast corner of Williard and Hayes, and being in the Western line of the property owned, now or formerly, by Eastern Federal Corp. (Deed Book 1598, Page 652); thence with the Western line of Eastern Federal Corp. and continuing with the Western line of Wake Forest University (Tax Block 3442, Lot 123B) South 03° 48' 25" West 54.34 feet to an iron pin; thence with the Northern line of Willie Lee Matthews, now or formerly (Deed Book 1001, Page 77), North 89° 42' 23" West 225.48 feet to an iron pin located in the Eastern right-of-way margin of University Parkway; thence with the Eastern right of way margin of University Parkway North 03° 46' 22" East 153.69 feet to an iron pin, the Southwest corner of Uni-Brown Group; thence with the Southern line of Uni-Brown Group South 86° 54' 06" East 124.85 feet to the point and place of BEGINNING, and being designated as Lot 122F, Tax Block 3442, of the Forsyth County Tax Records as presently constituted, and being more particularly shown on the survey for Scott Anders prepared by Brady Surveying Company, P.A., dated July 17, 1992, Job No. 92B42, reference to which is hereby made for a more particular description.

SAVING AND EXCEPTING from the foregoing conveyance is a non-exclusive 25-foot easement reserved for the purpose of ingress and egress for the use and benefit of the land adjacent to it and presently belonging to the grantors and is to run with said land appurtenant thereto for the benefit of them and their heirs and assigns, more particularly described as follows:

BEGINNING at a nail in the pavement, said nail, the Southeastern corner of the property owned by Uni-Brown Group, Deed Book 1311, Page 779; thence from said point and place of Beginning and running with the Southern line of Uni-Brown Group North 86° 54' 06" West 25.00 feet to a point; thence South 03° 42' 47" West 87.09 feet to a point; thence South 86° 54' 06" East 25.00 feet to an iron pin; thence North 03° 42' 47" East 87.09 feet to a nail, the place and point of Beginning.

SAVING AND EXCEPTING from the foregoing conveyance is a non-exclusive easement reserved for the purpose of ingress and egress for the use and benefit of the land adjacent to it and presently belonging to the grantors and is to run with said land appurtenant thereto for the benefit of them and their heirs and assigns, more particularly described as follows:

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BEGINNING at an iron, said iron being located South 03° 42' 47" West 87.09 feet from a nail in the pavement, the beginning point of the above described tract; thence South 10° 11' 41" West 29.08 feet to a point; thence South 83° 17' 59" East 82.35 feet to a point; thence North 06° 24' 43" East 33.10 feet to a point; thence North 86° 12' 00" West 80.52 feet to the point and place of beginning as shown on the above described survey.

TOGETHER WITH a non-exclusive 25-foot access easement described as follows: BEGINNING at a nail in the pavement, Southeastern corner of the property owned now or formerly by Uni-Brown Group, Deed Book 1311, Page 779; thence from said point and place of BEGINNING South 03° 42' 47" West 87.09 feet to an iron pin placed; thence South 86° 12' 00" East 80.52 feet to a point; thence North 03° 30' 49" East 31.76 feet to a point; thence North 88° 43' 56" West 55.42 feet to a point; thence North 03° 46' 54" East 217.97 feet to a point in the Southern line of Brownsboro Road; thence with the Southern line of Brownsboro Road, North 86° 56' 00" West, 25 feet to an iron pin, Northeast corner of the property of said Uni-Brown Group; thence with the Eastern line of said Uni-Brown Group, South 03° 48' 47" West 148.91 feet to an iron pin; thence continuing with the Eastern line of said Uni-Brown Group, South 03° 53' 57" West 10.96 feet to the point and place of Beginning.

Said easement is for the purposes of ingress and egress and shall be appurtenant to and run with the above-described tract.