

Drafted by Theresa C. White,
Tom Roth Box

BK1795 P1045



STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

172

D E E D

THIS DEED, made this the 24th day of August, 1993, by S & K INVESTMENTS, INC., a Florida corporation, GRANTOR, to the STATE OF NORTH CAROLINA, & State Property Office, North Carolina Department of Administration, 116 West Jones Street, Raleigh, North Carolina 27603, GRANTEE;

W I T N E S S E T H.

THAT the said Grantor, in consideration of the sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS, to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does hereby bargain, sell and convey unto the said Grantee, its successors and assigns, all of that certain tract or parcel of land situate, lying and being in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

That part of Tax Lots 24U and 24T of Tax Block 3460 on the Forsyth County Tax Maps which lies within the 100-year Flood Boundary as determined by information from Federal Emergency Agency and 1991 City - County Topographic Maps and which is more properly described by metes and bounds as follows:

BEGINNING at a point in the center of Mill Creek, said point being N 9° 01' 25" W 26.22 feet from an iron pipe found in the west line of Historic Bethabara Park, Inc., with S & K Investments, Inc. (Deed Book 1733, page 308) said point being opposite the remains of an old Bridge abutment; thence, along the center line of Mill Creek the following courses and distances N 85° 59' 41" W 93.75 feet to a point, S 74° 46' 16" W 84.71 feet, S 64° 24' 59" W 127.54 feet, N 87° 56' 24" W 212.50 feet to an iron stake a common corner with

09-03-93

\$40.00

Real Estate
Excise Tax



FORSYTH COUNTY

STATE OF
NORTH
CAROLINA

The State of North Carolina (formerly L. Ray Troxell et ux) and William D. Poindexter, Jr., et al; thence, along Poindexter's north line S 81° 21' 58" W 924 feet, through an iron found at 467 feet, to an iron found, a corner in Poindexter's line; thence, continuing with Poindexter's south line, N 03° 17' 54" E 319.81 feet to a point in Poindexter's line; thence, a new line along the line of the 100-year flood plain, the following courses and distances, N 81° 52' 10" E 136.26 feet, North 75° 05' 01" East 111.19 feet to an iron in the South right-of-way line of Historic Bethabara parkway, thence along said right-of-way line North 84° 29' 14" East 358.23 feet to an iron in said right-of-way line, thence leaving said right-of-way line along the line of the 100 year flood plain the following courses and distances: North 88° 19' 02" East 168.51 feet, S 82° 26' 50" E 267.33 feet, N 84° 00' 12" E 435.09 feet, S 29° 26' 12" E 188.27 feet, S 85° 00' 45" E 272.97 feet, N 78° 34' 34" E 302.20 feet to a point, N 10° 42' 21" W 88.29 feet to a point in the south line of the City of Winston-Salem (Deed Book 1643, page 2531); thence, along the south line of the City of Winston-Salem, S 89° 30' 28" E 58.37 feet to a point in the line of Lot 18 of Quail Point - Section 2; thence, along the west line of Lot 18, S 05° 44' 07" W 50 feet to an iron found, a common corner with Lot 19; thence, along the south line of Lot 19, S 74° 58' 09" E 246.56 feet to an iron found; thence along the line of the 100-year flood plain, the following courses and distances, S 49° 40' 07" E 156.66 feet, S 23° 58' 02" E 100.10 feet, S 12° 46' 47" W 200.50 feet, S 38° 55' 16" E 100.39 feet, S 85° 23' 55" E 165.84 feet to a point in the west line of Theodore Williams et ux (Deed Book 907, page 146), said point being N 2° 58' 48" E 267.95 feet from an iron found at a corner in the line of Lot 12 of Wakeolda Woods (Plat Book 17, page 153); thence, along Williams' west line, S 02° 58' 48" W 216.03 feet to a point in the center of Mill Creek, said point being N 02° 58' 48" E 51.92 feet from an iron found at a corner in the line of Lot 12 of Wakeolda Woods; thence along the original center line of Mill creek, N 68° 41' 34" W 167.74 feet, N 89° 20' 19" W 143.68 feet to a point in the northeast corner of Lot 8 of Windsor Forest Section 2; thence, along the north lines of Lots 8, 7, 6, 5, 4, 3, 2, and 1 of Windsor Forest Section 2 (Plat Book 19, page 89) being also the original center line of Mill Creek the following

courses and distances, N 67° 12' 29" W 130 feet, N 62° 02' 44" W 171.20 feet, N 82° 36' 19" W 120.87 feet, S 85° 53' 41" W 116.81 feet, N 21° 24' 19" W 133.69 feet, S 79° 56' 41" W 125.32 feet, N 58° 30' 19" W 100.31 feet to a point, the northeast corner of Lot 16 of Windsor Forest Section 1 (Plat Book 18, page 137); thence, along the northeast line of Historic Bethabara Park, Inc. (formerly C. W. Myers Trading Post, Inc.) the following three courses and distances: N 54° 39' 31" W 114.67 feet to a point in the center of Mill Creek, thence along the center line of Mill Creek, N 20° 48' 55" W 167.01 feet to a point in the center line of Mill Creek; thence, along the center line of Mill Creek, N 64° 03' 52" W 131.22 feet to a point in the center of Mill Creek, the point and place of beginning, containing approximately 21.40 acres, and being the same property conveyed to S & K Investments, Inc., a Florida corporation, by general warranty deed from Rachel Speas Kent, dated July 3, 1975, and recorded in Book 1151, page 455, Forsyth County Registry.

This description is based upon a survey by M. Gray Gentry, Jr., entitled "Historic Bethabara Park - S & K Investment Property" dated January 11, 1992.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the State of North Carolina, its successors and assigns, forever.

AND the said Grantor, does covenant that it is seized of the said premises in fee simple and has the right to convey the same in fee simple; that the same is free from any encumbrances; and that it will warrant and defend the said title to the same against the claims of all persons whomsoever.

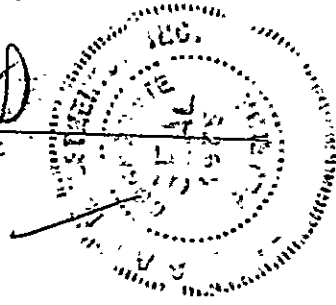
BK1795 P1048

- 4 -

IN TESTIMONY WHEREOF, S & K Investments, Inc., has caused this instrument to be executed in its name by its President and attested by its Secretary, and its Corporate Seal affixed thereto by authority duly given.

S & K INVESTMENTS, INC.

By John A. Kent
President



ATTEST:

By John A. Kent, Jr.
Secretary

STATE OF ~~NORTH CAROLINA~~ ^{FLORIDA}

COUNTY OF Orange

I, JOHN M. MCCORMICK, a Notary Public in and for the County and State aforesaid, do hereby certify that JOHN A. KENT, Jr. personally came before me this day and acknowledged that he is Secretary of S & K INVESTMENTS, INC., and that by authority duly given and as an act of S & K INVESTMENTS, INC., the foregoing instrument was signed by JOHN A. KENT, Jr., its President, attested by himself as Secretary, and sealed with the common seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 24th day of AUGUST, 1993.

John M. McCormick
Notary Public

My Commission expires:



JOHN M. MCCORMICK
MY COMMISSION # CG 197997 EXPIRES
May 1, 1995
BONDED THRU TROY FARM INSURANCE, INC.

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) instrument presented for John M. McCormick Notary Public
Orange Co. Fla. here give name and official title of the officer signing the certificate passed upon
AND RECORDED

is (are) certified to be correct. T93 the 3rd day of Sept 19 93

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

L. E. Speas, Register of Deeds

By Jessie Hadden Deputy Register

Probate and Filing Fee \$ _____ paid.

\$14.00 pd.
Jessie Hadden