

Tom Roth Box

THIS INSTRUMENT DRAFTED BY:
Richard Glaze, Esq.
(Signature of Draftsman)

BK1795 P1050

173



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of AUGUST, 1993, by and between

GRANTOR
S & K INVESTMENTS, INC.

GRANTEE
HISTORIC BETHABARA PARK, INC.

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 \$32,000 (Thirty-two Thousand and no/100 Dollars) 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, that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1151, Page 455, Forsyth County Registry.

~~A map showing the above described property is recorded in Plat Book _____,~~

~~Page _____.~~

FORSYTH COUNTY

89-03-93

1551190083

STATE OF
NORTH
CAROLINA
✚



\$64.00

Real Estate
Excise Tax

BK1795 P1051

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, subject to the following exceptions:

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

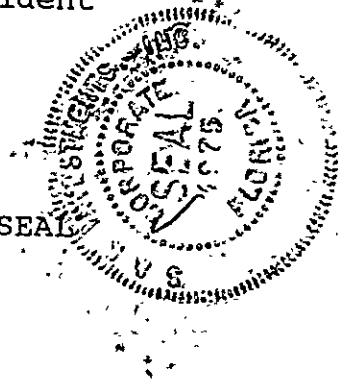
S & K INVESTMENTS, INC.

BY: John A. Kent (SEAL)
President

ATTEST:

John A. Kent, Jr.
Secretary

CORPORATE SEAL



BK1795 P1052

STATE OF FLORIDA

COUNTY OF ORANGE

This 24th day of August, 1993, personally came before me, JOHN M. MCCORMICK, a notary public, STATE OF FLORIDA, who, being by me duly sworn, says that he knows the common seal of S & H INVESTMENTS, INC. and is acquainted with JOHN A. KENT who is the President of said Corporation, and that he, the said JOHN A. KENT, JR., is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

WITNESS my hand and official seal this 24th day of August, 1993.

John M. McCormick
Notary Public

My Commission Expires:

090\185727



JOHN M. MCCORMICK
MY COMMISSION # CC 197997 EXPIRES
May 1, 1996
BONDED THRU TROY FAIR INSURANCE, INC.



JOHN M. MCCORMICK
MY COMMISSION # CC 197997 EXPIRES
May 1, 1996
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of

PRESENTED FOR

REGISTRATION
AND RECORDING
IN THE STATE OF FLORIDA

John M. McCormick

(Here give name and official title of the officer signing the certificate) passed upon

is (are) certified to be correct. This 23 SEP 3 1993 of September 1993

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

L. E. Speas, Register of Deeds

By Abraham P. Peltz Deputy Assistant

Probate and Filing Fee \$ 14.00 paid.

Jeri Stager

EXHIBIT A

Tract 1

Beginning at an iron located at the southwest corner of Lot 20 of Quail Pointe, Section Two, as recorded in Plat Book 27, Page 156, Forsyth County Registry, thence from the point of Beginning thus located along the southern line of said Lot 20 South 74° 58' 09" East 69.93 feet to an iron at the southeast corner of said Lot 20, said iron also being a corner of property owned by Theodore Williams and wife, Esther Y. Williams as recorded in Deed Book 907, Page 146, Forsyth County Registry (Tax Block 3460, Lot 21B); thence along the southern line of said Williams property South 74° 58' 09" East 43.09 feet to a point; thence continuing with the southern line of said Williams property South 79° 42' 20" East 200.00 feet to a point; thence continuing with the southern line of said Williams property North 87° 18' 40" East 59.00 feet to a point, said point being the northwest corner of property owned by Theodore Williams and wife, Esther Y. Williams as recorded in Deed Book 907, Page 146, Forsyth County Registry (Tax Block 3460, Lot 20); thence along the western line of said Williams property South 02° 58' 48" West 417.92 feet to a point at the 100 year flood boundary line for Mill Creek; thence following the 100 year flood boundary line the following five courses and distances: (1) North 85° 23' 55" West 165.84 feet to a point; (2) North 38° 55' 16" West 100.39 feet to a point; (3) North 12° 46' 47" West 200.05 feet to a point; (4) North 23° 58' 02" West 100.10 feet to a point; and (5) North 49° 40' 07" West 156.66 feet to the point and place of Beginning, being a portion of Tax Lot 23T (now Tax Lot 100) of Tax Block 3460 of the Forsyth County Tax Maps as shown on survey entitled "Historic Bethabara Park, S & K Investment Property" prepared by Brady Surveying Company, P.A. dated January 11, 1992 and designated Job Number 91G99-2.

Tract 2

Beginning at an iron in the southern right-of-way line of Historic Bethabara Parkway, said iron being located North 71° 19' 58" East 648.76 feet from a PK nail at the centerline intersection of Reynolda Road and Historic Bethabara Parkway, said point of beginning also being the northeast corner of property owned by Adelia Poindexter Tennant as recorded in Book 1744, Page 145, Forsyth County Registry (Tax Lot 24K, Block 3460), thence from said point of Beginning thus located along the southern right-of-way line of Historic Bethabara Parkway North 84° 29' 14" East 242.03 feet to an iron in said southern right-of-way line; thence leaving said right-of-way line and running along the ~~approximate~~ 100 year flood boundary line of Mill Creek the following two courses and distances: (1) South 75° 05' 01" West 111.19 feet to a point; and (2) South 81° 52' 53" West 136.26 feet to a point in the eastern line of said Tennant property; thence along the eastern line of said Tennant property North 03° 18' 37" East 24.65 feet to the point and place of Beginning, containing 0.088 acres and being designated as Tract A on a map for Historic Bethabara Park, Inc. as

BK1795 P1054

prepared by McAnally Land Surveying, P.C. dated August 2, 1993 and designated Job No. 5-340-1 and being further designated as a portion of Tax Lots 23T and 23U (now Tax Lots 100 and 104) of Tax Block 3460 on the Forsyth County Tax Maps.

Tract 3

Beginning at an iron in the southern right-of-way line of Historic Bethabara Parkway, said iron being located the following three courses and distances from a PK nail at the centerline intersection of Reynolda Road and Historic Bethabara Parkway: (1) North 71° 19' 58" East 648.76 feet; (2) North 84° 29' 14" East 242.03 feet; and (3) North 84° 29' 14" East 358.23 feet to the point and place of Beginning, thence from the point of Beginning thus located along the southern right-of-way line of Historic Bethabara Parkway North 84° 29' 14" East 169.76 feet to an iron; thence leaving the southern right-of-way line of said Historic Bethabara Parkway and running along the southern right-of-way line of Speas Road South 88° 21' 13" East 467.74 feet to an iron; thence continuing along said right-of-way line of Speas Road along a curve to the left having a radius of 109.36 feet, an arc length of 128.32 feet and a chord bearing and distance of North 58° 01' 55" East 121.08 feet to an iron in the southern right-of-way line of said Historic Bethabara Parkway; thence along the southern right-of-way line of Historic Bethabara Parkway along a curve to the left having a radius of 5,684.58 feet, an arc length of 557.04 feet and a chord bearing and distance of North 89° 58' 33" East 556.80 feet to an iron, said iron being in the northwest corner of property owned by the City of Winston-Salem as recorded in Book 1643, Page 2531, Forsyth County Registry (Tax Lot 28E, Block 3460); thence with the western line of said City of Winston-Salem property South 00° 22' 48" West 91.45 feet to an iron; thence along the southern line of said City of Winston-Salem property South 89° 30' 15" East 215.00 feet to a point; thence along the ~~approximate~~ 100 year flood boundary line of Mill Creek the following seven courses and distances: (1) South 10° 41' 38" East 88.29 feet to a point; (2) South 78° 35' 17" West 302.20 feet to a point; (3) North 85° 00' 02" West 272.97 feet to a point; (4) North 29° 25' 29" West 188.27 feet to a point; (5) South 84° 00' 55" West 435.09 feet to a point; (6) North 82° 26' 07" West 267.33 feet to a point; and (7) South 88° 19' 02" West 168.51 feet to the point and place of Beginning, containing 3.21 acres and being designated as Tract B on map for Historic Bethabara Park, Inc. prepared by McAnally Land Surveying, P.C. dated August 2, 1993 and designated Job No. 5-340-1 and being further designated as a portion of Tax Lots 23T and 23U (now Tax Lots 100 and 104) Tax Block 3460 of the Forsyth County Tax Maps.