



NO TAXABLE CONSIDERATION

Excise Tax

*Notarized and
R.D.*

BK1853 P3666

93

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 APR -7 P2:24

L.E. SPEAS
REGISTER OF DEEDS
NORTH CAROLINA

*12 28
Heads
Green*

Recording Time, Book and Page

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

Mail after recording to

This instrument was prepared by R. Brandt Deal (Box)

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6 day of April, 19 95, by and between

GRANTOR

E & O Management, Inc.

GRANTEE

Ervin C. Oakley and wife,
Doris S. Oakley

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 _____ Township,

Forsyth

County, North Carolina and more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

BK1853 P3667

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:

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.

E & O Management, Inc.

(Corporate Name)

President

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Wayne G. Oakley

personally came before me this day and acknowledged that he is Secretary of

E & O Management, Inc. 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 6 day of April, 1995

My commission expires: Notary Public

The foregoing Certificate(s) of Tamara L. Smith, 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. Spess, Register of Deeds

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Abraham Ridd Deputy, Assistant- Register of Deeds

EXHIBIT A

AK1853

P 3668

LEGAL DESCRIPTION

Lot 11C, Tax Block 3217
Forsyth County Tax Maps

TRACT NO. 1: BEGINNING at a one-fourth inch existing pin iron in the northern right-of-way line of Beeson Dairy Road (public), said iron being the southwest corner of the property of John H. Johnson (Deed Book 1297, Page 1555): RUNNING THENCE north 68 degrees 44 minutes 00 seconds west 104.96 feet, along the said northern right-of-way line to a one-fourth inch existing pin iron, the southeast corner of the Ervin C. Oakley Tract (Deed Book 1695, Page 3098); THENCE north 05 degrees 37 minutes 51 seconds east 381.12 feet, along the eastern line of said Oakley Tract, to a one-half inch new iron pipe in the south line of Isaac C. Jolly; THENCE south 87 degrees 05 minutes 00 seconds east 106.65 feet, along the said south line and falling in with the south line of Lot No. 3 shown on the Map of Beeson Acres, Section One, Plat Book 20, Page 125 to a one-half inch existing iron pipe in the western right-of-way line of Barnwell Drive (public); THENCE south 02 degrees 04 minutes 00 seconds west 7.72 feet, along the said western right-of-way line, to a one-half inch new iron pipe the PC (point of curve); THENCE, along said right-of-way line a curve to the left in said drive of which the radius is 282.65 feet, a chord of south 04 degrees 28 minutes 50 seconds east 64.45 feet, to a one-half inch new iron pipe a corner to the Kathleen H. Deeson Estate, Deed Book 727, Page 86; THENCE, south 08 degrees 30 minutes 45 seconds west 58.00 feet, to a one-half inch new pin iron in the center of a branch, and continuing with the west lines of said John H. Johnson the following: south 08 degrees 30 minutes 45 seconds west 66.00 feet, to a one inch existing iron pipe and south 08 degrees 30 minutes 45 seconds west 219.72 feet (a total of 343.72 feet) to a one-fourth inch existing pin iron in the said northern right-of-way line the PLACE OF BEGINNING. Containing 1.006 acres more or less as surveyed by Otis A. Jones Surveying Co., Inc. on June 12, 1990 and revised September 25, 1991 (due to bearing correction). Also, known as Tax Lot 11C, Block 3217, as shown on the Forsyth County Tax Maps and is presently owned by E & O Management, Inc., Deed Book 1695, Page 3100, Tract No. 1.

LEGAL DESCRIPTION

Lot 1F, Tax Block 3234
Forsyth County Tax Maps

TRACT NO. 2: BEGINNING at a stone, a corner of Tract No. 11, as shown on the Map of W. A. Beeson Estate, a map of which is recorded in Plat Book 8, Page 216, Forsyth County Registry, said stone being the southeast corner of Elwyn Ernest McPeak Tract, Deed Book 1691, Page, 4157: RUNNING THENCE south 02 degrees 16 minutes 00 seconds west 347.39 feet, along the western line of Ervin C. Oakley's tract, Deed Book 1695, Page 3098, to a one-fourth inch existing pin iron located in the northern right-of-way line of Beeson Dairy Road (public); THENCE north 69 degrees 52 minutes 07 seconds west 98.95 feet along the said northern right-of-way line, to a one-half inch existing iron pipe the southeast corner of the Bobby L. Wall tract, Deed Book 836, Page 69; THENCE north 01 degrees 27 minutes 04 seconds east 331.70 feet to a one-half inch existing iron pipe in the south line of said McPeak tract; THENCE south 79 degrees 19 minutes 04 seconds east 99.97 feet, along a south line of said McPeak to a stone the PLACE OF BEGINNING. Containing 0.751 acres more or less, as surveyed by Otis A. Jones Surveying Co., Inc. on June 12, 1990 and revised September 25, 1991 (due to bearing correction). Also, known as Tax Lot 1F, Block 3234, as shown on the Forsyth County Tax Maps and is presently owned by E & O Management, Inc., Deed Book 1695, Page 3100, Tract No. 2.