



FORSYTH COUNTY  
2419

81-11-96



Excise Tax

\$4.00

Real Estate  
Excise Tax

41

BK 1884  
PRESENTED FOR  
REGISTRATION  
AND RECORDED

P1643

'96 JAN 11 AM 11:50

John Holleman  
Register of Deeds  
Forsyth Co. N.C.

\$12.29  
Kane  
2006-02

Recording Time, Book and Page

Tax Lot No. 30 Block 2626

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to J & D Investments, Inc., P.O. Box 306, Tobaccoville, N.C. 27050

This instrument was prepared by Michael E. King

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of December, 1995, by and between

GRANTOR

GRANTEE

MICHAEL E. KING

J & D INVESTMENTS, INC.

and wife,

KATHY S. KING

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, Township,

Forsyth

County, North Carolina and more particularly described as follows:

See "SCHEDULE A" attached hereto and incorporated herein by reference as fully as if set forth herein.

BK1884 P1644

The property hereinabove described was acquired by Grantor by instrument recorded in DB 1475, Page 1008

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:

Subject to restrictions and easements of record, if any.

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

Michael E. King \_\_\_\_\_ (SEAL)  
Michael E. King

Kathy S. King \_\_\_\_\_ (SEAL)  
Kathy S. King

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Michael E. King and wife, Kathy S. King Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my



OFFICIAL SEAL  
LINDA B. ADOLPH  
Notary Public - North Carolina  
COUNTY OF FORSYTH

and official stamp or seal, this 29<sup>th</sup> day of DECEMBER, 1995.

My commission expires: 11-8-98 Linda B. Adolph 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 Linda B. Adolph, NP, 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.

JOHN HOLLEMAN, REGISTER OF DEEDS \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By R Edwards Deputy Assistant - Register of Deeds

## "SCHEDULE A"

Beginning in the Southwest corner of the former Clarence L. Joyner property, Parcel 56 of State Project 8.1743602; Thence in a Northerly direction along the former Joyner Western line approximately 250' to a point on the Southern right-of-way and control of access line of State Project 8.1743602, said point being 150' West of and normal to the centerline of Willard Road, Survey Line Y-8 Revised of said project; thence in a Southeasterly direction along said right-of-way and control of access line of said project approximately 150' to a proposed right-of-way monument located on the Western right-of-way line of Willard Road, said point being 50' West of and normal to Survey Station 27+00, on Survey Line Y-8 Revised of said project; thence in a Southeasterly direction with the arc of the curve to the right along the Western right-of-way line of Willard Road, being at all points 50' West of and normal to Survey Line Y-8 Revised, approximately 160' to a point of intersection with the former Joyner Southern line; thence in a Southwesterly direction along the former Joyner Southern line approximately 245' to the place and point of Beginning and containing approximately .81 acre of the former Clarence L. Joyner and wife, Zelpha W. Joyner property, now Department of Transportation as recorded in Book 1202 at page 1178 of the Forsyth County Registry and being the Southern portion of Parcel 56 as shown on the plans of State Project 8.1743602 located South of the Southern right-of-way and control of access line of State Project 8.1743602 and West of the Western right-of-way line of Willard Road. This description was drawn from the plans of State Project 8.1743602, Forsyth County.

Together with all Grantors rights of access, egress, ingress, utility access and/or installations over all easements and/or rights-of-way as shown on maps recorded in Plat Book 29, Page 155, Plat Book 30, Page 30, Plat Book 30, Page 34 and Plat Book 30, Page 51, Forsyth County Registry, North Carolina.

In addition, Grantee is herewith granted all rights of Grantor to connection and/or extension of existing water mains, sanitary sewer mains and other utilities that may be contained in aforementioned easements and/or rights-of-way.