

Mail To: Stone

152

BK1896 P3033

WARRANTY DEED-Form WD-601

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Forsyth County.
THIS DEED, Made this 15th day of April, 1996, by and between C & A Associates, a
General Partnership of Surry County
and state of North Carolina, hereinafter called Grantor, and K. D. Properties, a N.C. General Partnership
of _____ County and State of North Carolina, hereinafter
called Grantee, whose permanent mailing address is _____

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and OVC Dollars
and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold
and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in
Bethania Township, Forsyth County, North Carolina, described as follows.

BEGINNING at an iron in the Southern property line of Oak View Development, Plat Book 13, Page 145(2), said iron being South 86° 38' 54" East 299.37 feet from the intersection of the Southern property line of Oak View Development with the Eastern right-of-way margin of N.C. Highway #65; thence from point of Beginning and running with the Southern property line of Oak View Development South 86° 38' 54" East 483.90 feet to an iron stake located at the Northwest corner of a .614 acre lot deeded to James Hodges and wife, recorded in Book 1381, Page 946; running thence South 06° 58' 54" East 216.71 feet to a point in the Northern right-of-way of Forum Parkway, thence with the North right-of-way line of Forum Parkway North 86° 46' 05" West 522.53 feet to an iron, said iron being the Southeastern corner of S.R. Gwyn Property, thence with the Gwyn line North 03° 16' 04" East 214.46 feet to the point and place of Beginning. (Containing 2.471 Acres.)

Being the same property as described in Deed Book 1381, Page 949, Forsyth County Registry.

Also designated as Lot 201B, Bethania Township, as shown on Forsyth County tax maps.

FORSYTH COUNTY
1082

04-17-96

\$383.00



Real Estate
Excise Tax

The above land was conveyed to Grantor by _____ See Book No. _____, Page _____.
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple, that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.
BY: Edward C. Ashby, III (Partner) (SEAL) BY: Glenn S. Cooke (Partner) (SEAL)
Edward C. Ashby, III (Partner) (SEAL) Glenn S. Cooke (Partner) (SEAL)

STATE OF NORTH CAROLINA Surry COUNTY.

I, Betty C. Owens, a Notary Public of said County, do hereby certify that _____

Edward C. Ashby, III and Glenn S. Cooke, Partners, BOTH PARTNERS
Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 15th day of April, 1996.

My Commission Expires: 6/12/98 Betty C. Owens, N. P. [SEAL]

STATE OF NORTH CAROLINA _____ COUNTY.

I, _____, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.

My Commission Expires: _____, N. P. [SEAL]

STATE OF NORTH CAROLINA, FORSYTH COUNTY.

The foregoing certificate(s) of Betty C. Owens, Notary Public, Forsyth Co. NC

is (are) certified to be correct. This instrument was presented for registration this 15th day of April, 1996.

at _____ A. M., P. M., and duly recorded in the office of the Register of Deeds of _____ County,

North Carolina, in Book _____, Page _____.

This the _____ day of _____, A. D., 1996 APR 17 P255

JOHN HOLLEMAN, REGISTER OF DEEDS By Walter C. Hood
Register of Deeds Assistant, Deputy Register of Deeds

This Deed drawn by Glenn S. Cooke John Holleman
Register of Deeds Forsyth Co. NC \$800