

FORSYTH CO, NC 157 FEE: \$ 14.00
PRESENTED & RECORDED: 09/17/1996 3:32PM
JOHN HOLLENAN REGISTER OF DEEDS BY: GORDONK
STATE OF NC REAL ESTATE EXTX: \$ 2466.00

Arb

Excise Tax 2,466.00

Recording Time, Book and Page

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

Mail after recording to Allman Spry Box

This instrument was prepared by Glenn S. Hayes, Attorney at Law, P. O. Drawer 1617, Salisbury, NC 28145-1617
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of July, 19 96, by and between

GRANTOR

GRANTEE

L & S LEASING, INC., a North Carolina Corporation

ACQUIS, INC., Trustee Under Agreement dated August 21, 1996

380 Knollwood Street, Suite 700
Winston-Salem, NC 27103

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 Southfork Township, Forsyth County, North Carolina and more particularly described as follows:

For description, see Exhibit "A" annexed hereto, and by this reference, made a part hereof.

The Grantor reserves for itself, and its successors and assigns, and for the benefit of a tract of land owned by the Grantor being bounded on the west by an eastern line of the property described herein, on the north by the 60-foot easement described herein, and on the east by the property conveyed to Ralph M and Nancy D. Hoover as recorded in Book 1772, page 1619, Forsyth County Registry, an easement for ingress and egress over that land described as follows:

BEGINNING at a point located at the southwestern corner of the Ralph M. and Nancy D. Hoover property described above, and running thence from said point and place of BEGINNING, North 32° 56' 13" West 15.00 feet to a point; thence on a curve to the left having a radius of 15.00 feet, a length of 42.68 feet, and a tangent of 100.58 feet, a chord, course and distance of South 24° 07' 16" East 29.67 feet to a point in the eastern line of the property being conveyed herein; thence North 15° 58' 19" West 15.00 feet to the point and place of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1509, page 1705, Forsyth County Register of Deeds.

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:

This conveyance is given subject to any and all rights of way, easements, restrictions and covenants which may affect above property, and to the provisions of a sewer-line agreement as specified in Deed Book 1509, page 1705, as Schedule C, Forsyth County Registry.

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.

L & S LEASING, INC., a North Carolina
(Corporate Name) Corporation

By: 

President

ATTEST:



Secretary (Corporate Seal)

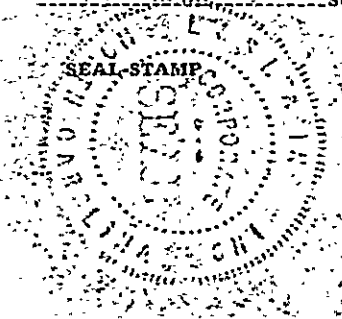
USE BLACK INK ONLY

(SEAL)

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(SEAL)



NORTH CAROLINA, County.

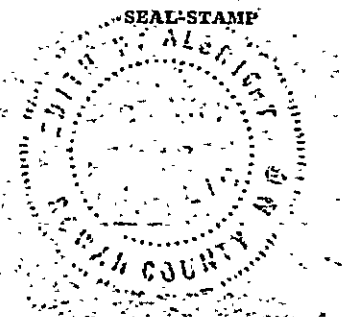
I, a Notary Public of the County and State aforesaid, certify that

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



NORTH CAROLINA, Rowan County.

I, a Notary Public of the County and State aforesaid, certify that D. E. Hinson

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

L & S LEASING, 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 him as its Secretary.

Witness my hand and official stamp or seal, this 24th day of July, 1996

My commission expires: 5/12/2001 Edith W. Albright Notary Public

The foregoing Certificate(s) of Edith W. Albright AP

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 FORSYTH COUNTY

By: 

Deputy/Assistant Register of Deeds

EXHIBIT "A"

BEGINNING at a stone at the southwestern corner of that property conveyed to Harold W. and Brenda Whitaker in Deed Book 748, Page 397, Forsyth County Registry, and running thence from said point and place of beginning, South 81 deg. 03 min. 47 sec. East 502.43 feet to a new iron pin, the southeastern corner of that property conveyed to Robert F. and Juanita Disher as recorded in Book 1503, Page 970, Forsyth County Registry; thence North 06 deg. 39 min. 31 sec. East 116.15 feet to an existing iron pin, the southwestern corner of that property conveyed to Arnold V. Marshall as recorded in Deed Book 1704, Page 3069, Forsyth County Registry; thence South 82 deg. 46 min. 05 sec. East 817.48 feet to an existing iron pin, the southeastern corner of that property conveyed to Amsco, Inc., as recorded in Deed Book 1713, Page 2903, Forsyth County Registry; thence North 01 deg. 54 min. 51 sec. East 134.46 feet to a point; thence North 88 deg. 05 min. 09 sec. West 354.00 feet to a point; thence South 71 deg. 08 min. 52 sec. East 53.80 feet to a point; thence South 44 deg. 32 min. 31 sec. East 110.81 feet to a point, thence South 58 deg. 51 min. 56 sec. East 359.45 feet to a point in the northern right-of-way line of the access easement described below; thence with the northern right-of-way line said access easement on a curve to the left having a radius of 560.00 feet and a length of 568.00 feet, a chord, course and distance of South 47 deg. 18 min. 55 sec. West 543.96 feet to a point; thence on a curve to the right having a radius of 40.00 feet and a length of 44.30 feet, a chord, course and distance of South 49 deg. 58 min. 58 sec. West 42.07 feet to a point; thence on a curve to the left having a radius of 62.00 feet and a length of 114.91 feet, a chord, course and distance of South 28 deg. 36 min. 38 sec. West 99.16 feet to a point; thence continuing on said curve to the left having a radius of 62.00 feet and a length of 91.46 feet, a chord, course and distance of South 66 deg. 44 min. 52 sec. East 83.39 feet to a point; thence leaving the right-of-way line of the access easement, South 19 deg. 00 min. 35 sec. East 133.02 feet to a point; thence South 32 deg. 56 min. 13 sec. East 463.05 feet to an existing iron pin; thence South 15 deg. 58 min. 19 sec. East 536.68 feet to a new iron pin near the bank of Salem Creek; thence South 44 deg. 38 min. 03 sec. West 116.47 feet to a new iron pin; thence South 56 deg. 38 min. 21 sec. West 203.36 feet to a new iron pin; thence South 68 deg. 47 min. 18 sec. West 169.88 feet to a new iron pin; thence South 51 deg. 57 min. 19 sec. West 284.67 feet to a new iron pin; thence South 70 deg. 12 min. 15 sec. West 91.71 feet to a new iron pin; thence South 55 deg. 22 min. 46 sec. West 172.04 feet to a new iron pin; thence South 57 deg. 50 min. 04 sec. West 261.73 feet to a new iron pin; thence South 63 deg. 26 min. 22 sec. West 110.22 feet to a rebar in the eastern line of the Sides Property as recorded in Book 1556, Page 771, Forsyth County Registry; thence North 00 deg. 49 min. 36 sec. East 542.67 feet to a rebar in the corner of the Sides Property described above; thence North 87 deg. 57 min. 57 sec. West 231.05 feet to an existing iron pin, another corner of the Sides Property; thence North 01 deg. 18 min. 27 sec. East 929.54 feet to a rebar in another corner of the Sides Property; thence South 86 deg. 45 min. 17 sec. West 800.86 feet to an existing iron pin; thence North 01 deg. 35 min. 27 sec. East 1086.08 feet to the point and place of BEGINNING, containing 77.071 acres, more or less, as shown on a survey by DS Atlantic entitled "Acquis, Inc. Subdivision" dated July 1, 1996.

TOGETHER WITH and subject to the rights of others in and to a 60-foot access easement which may be dedicated by the Grantor as a public street upon the construction

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by the Grantor of such a street to conform with the City of Winston-Salem and the North Carolina Department of Transportation requirements for public streets, and being more particularly described as follows:

BEGINNING at a point in the southern right-of-way line of Clemmons Road (State Road 1120), said point being located South 81 deg. 28 min. 17 sec. East 1789.27 feet from the northeast corner of that property conveyed to Amsco, Inc. in Deed Book 1713, Page 2903, Forsyth County Registry, said point also being located North 81 deg. 28 min. 17 sec. West 60.00 feet from the northwestern corner of the Ralph M. and Nancy D. Hoover property (Tax Block 3889, Tax Lot 35U), running thence from said point and place of beginning, South 08 deg. 34 min. 10 sec. West 99.69 feet to a point; thence on a curve to the right having a radius of 380.00 feet and a length of 519.38 feet, a chord, course and distance of South 47 deg. 42 min. 44 sec. West 479.88 feet to a point; thence on a curve to the left having a radius of 560.00 feet and a length of 102.58 feet, a chord, course and distance of South 81 deg. 37 min. 12 sec. West 102.44 feet to a point; thence on a curve to the left having a radius of 560.00 feet and a length of 568.00 feet, a chord, course and distance of South 47 deg. 18 min. 55 sec. West 543.96 feet to a point; thence on a curve to the right having a radius of 40.00 feet and a length of 44.30 feet, a chord, course and distance of South 49 deg. 58 min. 58 sec. West 42.07 feet to a point; thence on a curve to the left having a radius of 62.00 feet and a length of 114.91 feet, a chord, course and distance of South 28 deg. 36 min. 38 sec. West 99.16 feet to a point; thence continuing on said curve to the left having a radius of 62.00 feet and a length of 91.46 feet, a chord and distance of South 66 deg. 44 min. 52 sec. East 83.39 feet to a point; thence continuing on a curve to the left having a radius of 62.00 feet and a length of 63.31 feet, a chord, course and distance of North 41 deg. 44 min. 14 sec. East 60.59 feet to a point; thence on a curve to the right having a radius of 500.00 feet and a length 684.15 feet, a chord, course and distance of North 47 deg. 40 min. 08 sec. East 632.02 feet to a point; thence on a curve to the left having a radius of 440.00 feet and a length of 262.85 feet, a chord, course and distance of North 69 deg. 45 min. 15 sec. East 258.96 feet to a point; thence on a curve to the left having a radius of 440.00 feet and a length of 338.54 feet, a chord, course and distance of North 30 deg. 35 min. 55 sec. East 330.25 feet to a point; thence North 08 deg. 34 min. 10 sec. West 99.69 feet to a point in the southern right-of-way line of Clemmons Road; thence with the southern right-of-way line of Clemmons Road, North 81 deg. 28 min. 17 sec. West 60.00 feet to the point and place of beginning, containing 2.118 acres, more or less, as shown on a survey by DS Atlantic entitled "Acquis Subdivision" dated July 1, 1996.

MINOR SUBDIVISION

APPROVAL

Larry A. Hester 9/17/96
for Director, City-County date
Planning Board

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