

BK1935 P0823

Drafted By: Philip E. Searcy
Return To: Wells Jenkins Box

FORSYTH CO, NC 142 FEE: \$ 12.00
PRESENTED & RECORDED: 02/14/1997 4:04PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOODVA
NO TAXABLE CONSIDERATION

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

GENERAL WARRANTY DEED

THIS DEED made this 11th day of February, 1997, by and between Norton C. Bateman and wife, Nellie N. Bateman; John M. Miller and wife, Lisa D. Miller and Gene M. Miller and wife, Edna M. Miller (hereinafter referred to as "Grantor") to M & B Partners, a NC General Partnership (hereinafter referred to as "Grantee"). [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.]

W I T N E S S E T H

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

LYING AND BEING in Southfork Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the northern line of the property of Abinding Faith Evangelical Lutheran Church, now or formerly (Book 1680, Page 2028, Forsyth County Registry; Tax Lot 25A of Tax Block 3899, Forsyth County Tax Records), the southwest corner of the property of R. J. Shutt, Jr., now or formerly (Book 822, Page 237, Forsyth County Registry; Tax Lot 7D of Tax Block 3899, Forsyth County Tax Records); running thence with the northern line of Abinding Faith Evangelical Lutheran Church, North 88 degrees 57 minutes 04 seconds West 661.05 feet to a new iron pipe located in the eastern right of way line of Jonestown Road; running thence North 88 degrees 57 minutes 04 seconds West 19.85 feet to a point within the right of way of Jonestown Road; running thence North 17 degrees 41 minutes 09 seconds East 360.24 feet to a point within the right of way of Jonestown Road; running thence North 89 degrees 58 minutes 33 seconds East 41.15 feet to an existing iron pipe located in the eastern right of way line of Jonestown Road; thence with the southern line of the property of Dewey C. Bodenhamer, now or formerly (Book 1821, Page 3189, Forsyth County Registry; Tax Lot 9 of Tax Block 3899, Forsyth County Tax Records) North 89 degrees 58 minutes 33 seconds East 548.85 feet to an existing iron pipe; running thence on a common line of the within described tract and the aforementioned Shutt property, South 03 degrees 00 minutes 00 seconds West 356.41 feet to an existing iron pipe, the point and place of BEGINNING and containing 5.108 acres, more or less (including 0.241 acres within the right of way of Jonestown Road). Being Tax Lot 6 of Tax Block 3899, Forsyth County Tax Records. See Deed recorded in Book 1020, Page 29, Forsyth County Registry. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 8/8/96; Job No. 8654-1 and entitled "Map For Miller Enterprises".

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 1913, Page 3572, Forsyth County Registry.

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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 covenant 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 the 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 is subject to the following exceptions:

Easements, Restrictions and Rights-of-Way of record, if any. Further subject to 1997 ad valorem property taxes prorated to date of closing.

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.

Norton C. Bateman (SEAL)
Norton C. Bateman

Nellie N. Bateman (SEAL)
Nellie N. Bateman

John M. Miller (SEAL)
John M. Miller

Lisa D. Miller (SEAL)
Lisa D. Miller

Gene M. Miller (SEAL)
Gene M. Miller

Edna M. Miller (SEAL)
Edna M. Miller

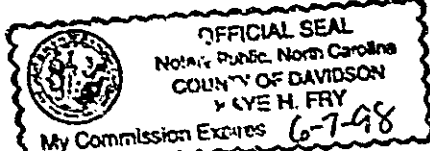
State of North Carolina
County of Forsyth

I, a Notary Public of the County and State aforesaid, certify that Norton C. Bateman and wife, Nellie N. Bateman, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 14th day of February, 1997.

My Commission Expires: 6-7-98

Kaye H. Fry
Notary Public



State of North Carolina
County of Forsyth

I, a Notary Public of the County and State aforesaid, certify that John M. Miller and wife, Lisa D. Miller, Grantors, personally

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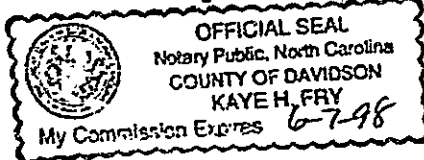
appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11th day of February, 1997.

My Commission Expires:

6-7-98

Notary Public



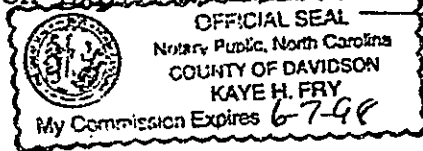
State of North Carolina
County of Forsyth

I, a Notary Public of the County and State aforesaid, certify that Gene M. Miller and wife, Edna M. Miller, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 11th day of February, 1997.

My Commission Expires:

6-7-98



Kaye H. Fry

The foregoing Certificate(s) of Kaye H. Fry, N.P.

is/are certified to be correct. This instrument and this certificate are duly recorded on the date and time and in the Book and Page shown on the 11th day of February, 1997, in the REGISTER OF DEEDS FOR FORSYTH COUNTY.

By [Signature] Deputy/Assistant-Register of Deeds