

DRAFTED BY: G. Bruce Mulligan (Box)

(37) NORTH CAROLINA)
FORSYTH COUNTY)

90

DEED OF EASEMENT

This Deed of Easement made this the 23 day of December, 1974, by J & F ENTERPRISE, INC., a North Carolina corporation of Wilkes County (sometimes known as JF Enterprises, Inc.), and DEWEY CHAPPLE, JR., TRUSTEE, parties of the first part, to PIEDMONT LAND DEVELOPMENT COMPANY, INC., party of the second part.

W I T N E S S E T H:

That the parties of the first part, in consideration of Ten Dollars (\$10.00) and other valuable considerations to them paid by the party of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do hereby bargain, sell, convey and grant unto the party of the second part and their successors and assigns, a non-exclusive perpetual easement for purposes of ingress, egress and regress, and installation of utilities over, across and upon the following described parcel of land located in Bethania Township, Forsyth County, North Carolina:

An easement being 15 feet in width, the southernmost line of which is the same as the southernmost line in that property conveyed to J & F Enterprise, Inc. by Deed recorded in Book 1125 at page 133 of the Forsyth County Registry, which line runs South 82° 42' 35" West 199.07 feet from the southeast corner of said property; and from said southernmost line, thence, extending in a northwardly direction 15 feet; the easternmost terminus of said 15' easement is the west right of way line of University Parkway, and the west terminus of which is the west property line of that property described in Book 1125 at page 133 of the Forsyth County Registry.

NO TAXABLE
CONSIDERATION
G. Bruce Mulligan
NO TAXABLE
CONSIDERATION

The same being the northern one-half of a 30' easement, the center line of which is the common property line between those lots described in Books 1125 at page 133 and 1135 at page 1522 of the Forsyth County Registry, said easement being shown on a survey by Gupton-Skidmore Associates, dated July 2, 1974 and revised October 24, 1974 and December 17, 1974 and captioned "Property of Piedmont Land Development Co. Inc. Part of Hanes Corp. Prop. Winston-Salem, N. C."

TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances thereto belonging to the party of the second part, their successors and assigns forever.

Dewey Chapple, Jr., joins herein for the sole purpose of releasing the above described easement from the lien of that Deed of Trust from JF Enterprises, Inc. to Dewey Chapple, Jr., Trustee for The Northwestern Bank as recorded in Book 1125 at page 134 of the Forsyth County Registry.

IN WITNESS WHEREOF, Dewey Chapple, Jr., Trustee has hereunto set his hand and seal, this the 23 day of DECEMBER, 1974.

IN TESTIMONY WHEREOF, J & F Enterprise, Inc., a North Carolina corporation has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto, this the 23rd day of December, 1974.

Dewey Chapple, Jr. (SEAL)
DEWEY CHAPPLE, JR. TRUSTEE

J & F ENTERPRISE, INC.

By: Jack J. Fulk
President

ATTEST:

Richard A. Fulk
Secretary

BOOK 1139P1032

STATE OF NORTH CAROLINA - FORSYTH COUNTY

This 23 day of December, 1974, personally came before me, Susanna R. Guynn, a notary public, Mildred A. Fulk who, being by me duly sworn, says that she knows the common seal of J & F Enterprise, Inc., and is acquainted with Jackie D. Fulk who is the President of said Corporation, and that she, the said Mildred A. Fulk is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said President, and that she, the said Mildred A. Fulk signed her name in attestation of the execution of said instrument in the presence of said President of said corporation.

I certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal or stamp, this 23 day of December, 1974.

Susanna R. Guynn
Notary Public

SUSANNA R. GUYN, Notary Public
Forsyth Co., N.C.
My Commission Expires:

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Susanna R. Guynn, a Notary Public of said County and State, do hereby certify that Dewey Chapple, Jr., Trustee personally appeared before me this day and acknowledged the due execution of the foregoing or annexed instrument.

Witness my hand and notarial seal or stamp this the 23 day of December, 1974.

SUSANNA R. GUYN, Notary Public
Forsyth Co., N.C.
My Commission Expires:

Susanna R. Guynn
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Susanna R. Guynn, N.P. (here give name and official title of the officer signing the certificate, and passed upon)

Forsyth Co., N.C.
are (are) certified to be correct. This the 23 day of December, 1974.

Probate fee 50¢ paid.

PRESENTED FOR
REGISTRATION
AND RECORDED
Dec 23 3 54 PM '74

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

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Eunice Ayers, Register of Deeds

By Janet Bottoms Deputy Assistant

BOOK 1139P 1033