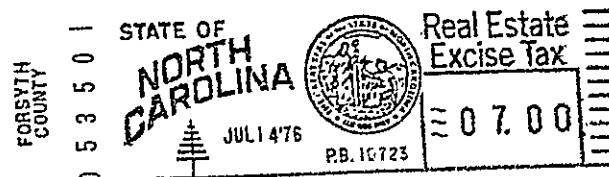


73
This Deed drawn by: Leslie L. Jure
Mail this Deed to: Truitt Box (Name) (Street and Number) (City) (State) (Zip)
Mail future tax bills to: (Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 2nd day of July, 1976
by C. RICHARD SHAW and wife BERTHA R. SHAW



part ies of the first part, to S & J HOMEBUILDERS, A North Carolina Partnership

part y of the second part;

Witnesseth That the said part ies of the first part, in consideration of (\$ 10.00 o.v.c.) Ten Dollars and
Other Valuable Considerations to them paid by the said part y of the second

part, the receipt of which is hereby acknowledged, ~~has~~ have bargained and sold, and by these presents do

bargain, sell and convey unto the said part y of the second part and its successors ~~has~~ a tract or parcel of

land in the County of Forsyth and State of North Carolina, in South Fork Township, and bounded as follows:

TRACT I: BEGINNING at an iron stake in the Western right of way line of Cooper Road, said iron stake being the Southeastern corner of Lot 22, Fred Swaim Estate, Plat Book 19, page 27, Forsyth County Registry, said iron stake also being located 280 feet from the intersection of Cooper Road and Fraternity Church Road and running thence from said point of beginning with the Western right of way line of Cooper Road South 31° 42' West 167 feet to an iron stake located in the Western right of way line of Cooper Road, running thence North 56° 50' West 201.6 feet to an iron stake in the Eastern property line of Lot 23, Fred Swaim Estate, Plat Book 19, page 27, Forsyth County Registry, running thence with the Eastern line of Lot 23, North 0° 54' East 27 feet to an iron stake in the Eastern line of Lot 23, said iron stake being the Southwestern corner of Lot 22, as shown on the above referenced plat, running thence with the South line of Lot 22, North 88° 55' East 256.19 feet to the point and place of BEGINNING, said description is in accordance with a survey dated June 30, 1976, entitled property of S & J Homebuilders, by Joseph Parks Bennett, R. L. S.

TRACT II: BEGINNING at an iron stake located in the Western right of way line of Cooper Road, said iron stake being distance North 31° 42' East 167 feet from the Southeastern corner of Lot 22 as shown on the Fred Swaim Estate, Plat Book 19, page 27, Forsyth County Registry, running from said point of beginning South 33° 56' West 212.75 feet to an iron stake in the Western right of way line of Cooper Road, running thence North 56° 04' West 65.01 feet to an iron stake in the Eastern line of Lot 23, as shown on the above referenced plat, running thence with the Eastern line of Lot 23, of said plat North 0° 54' East 250.54 feet to an iron stake in the Eastern line of Lot 23, running thence South 56° 50' East 201.6 feet to iron stake the point and place of BEGINNING, said description is in accordance with a survey dated June 30, 1976 entitled property of S & J Homebuilders, By Joseph Parks Bennett, R.L.S.

TRACT III: BEGINNING at an iron in the Western right of way line of Cooper Road, said iron stake being distant North 33° 56' East 212.75 feet and North 31° 42' East 167.0 feet from the Southeastern corner of Lot 22 as shown on the plat of the Fred Swaim Estate, recorded in Plat Book 19, page 27, Forsyth County Registry; running thence with the Western right of way line of Cooper Road South 33° 56' West 100 feet to an iron stake in the Western right of way line of Cooper Road; said iron stake also being in the East line of Lot 24, as shown on the above referenced plat; running thence with the Eastern line of Lot 24 and falling in with the Eastern line of Lot 23, as shown on the above referenced plat North 0° 54' East 119.26 feet to an iron stake in the Eastern line of Lot 23, running thence South 56° 04' East 65.1 feet to the point and place of BEGINNING, said description is in accordance with a survey dated June 30, entitled property of S & J Homebuilders, by Joseph Parks Bennett, R.L.S.

The above land was conveyed to grantor by

See Book No Page

BOOK 1178P0655

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part Y of the second part and its successors and assigns forever.
And the said part ies of the first part do covenant that they are not seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any, 1976 taxes are to be pro-rated.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hand S and seal S

C. Richard Shaw
C. RICHARD SHAW

Bertha R. Shaw
BERTHA R. SHAW

STATE OF NORTH CAROLINA, Forsyth County

I, Maxine W. Hicks a Notary Public of Forsyth County, North Carolina, do hereby certify that C. RICHARD SHAW and wife BERTHA R. SHAW

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth

MAXINE W. HICKS
grants, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.
My commission expires September 1, 1979

(Notarial stamp or seal). Witness my hand and notarial seal this the 7th day of July, 1976
My commission expires Sept 1, 1979 Maxine W. Hicks Notary Public

STATE OF NORTH CAROLINA, _____ County

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

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the _____ day of _____, 19____
My commission expires _____, 19____, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that _____ and his wife _____

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance

(Notarial Seal). Witness my hand and notarial seal this the _____ day of _____, 19____
My commission expires _____, 19____, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Maxine W. Hicks N.P. Forsyth (here give name and official title of the officer signing the certificate passed upon)

Co, N.C.
is (are) certified to be correct. This the 14 day of July, A.D., 1976

Probate fee 50¢ paid.

Filing fee \$ 2.00 paid.

\$7.00 R/S

Eunice Ayers, Register of Deeds

By Jessie Holden Deputy-~~Attest~~

APR 14

PRESENTED FOR
REGISTRATION
AND RECORDED

JUL 14 4 39 PM '76

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

TO

Insert brief description here to be used
on Register of Deeds Index

BOOK 1178P0656