



GIFT DEED

13

PRESENTED FOR
REGISTRATION
AND RECORDED

JUN 4 9 42 AM '85

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

[Signature] \$20.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.

Verified by County on the day of, 19.....
by

Mail after recording to HOUSE, BLANCO & OSBORN BOX

This instrument was prepared by RONALD A. MATAMOROS

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3rd day of May ~~June~~, 1985, by and between

GRANTOR

GRANTEE

S & D, a North Carolina general
partnership

SHATTALON TRACE, a Limited Partnership

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 Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED SHALL CONVEY TO THE GRANTEE ALL THE RIGHTS, TITLE AND INTEREST IN THAT CERTAIN PROPERTY CONVEYED TO THE GRANTOR IN DEED BOOK 1480, PAGE 1896 AND NOT CONVEYED TO THE GRANTEE IN DEED BOOK 1485, PAGE 262. THIS DEED SHALL FURTHER EXTINGUISH THOSE EASEMENT RIGHTS RESERVED IN THAT DEED RECORDED IN DEED BOOK 1485, PAGE 262.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1480, Page 1896

A map showing the above described property is recorded in Plat Book 7 page 121

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:

- (a) 1985 and subsequent years' ad valorem taxes.
- (b) All easements and restrictions of record, if any.

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.

(Corporate Name) _____
By: _____
President
ATTEST: _____
Secretary (Corporate Seal)

USE BLACK INK ONLY

S & D, a North Carolina General Partnership
By: Loyd R. Daniel, Jr. (SEAL)
Loyd R. Daniel, Jr. Partner
By: B. Dale Stancil (SEAL)
B. Dale Stancil - Partner
(SEAL)

SEAL-STAMP
NOTARY PUBLIC

NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that LOYD R. DANIEL, JR. and B. DALE STANCIL, Partners of S & D, a N. C. General Partnership Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3rd day of June, 1985.
My commission expires: October 28, 1987 Ray Sherman (Chaplin) Notary Public

SEAL-STAMP
NOTARY PUBLIC

NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is _____ Secretary of _____ 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 _____ as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: Oct 28 1987 _____ Notary Public

The foregoing Certificate(s) of N.C. Ray Sherman (Chaplin)
Forsyth Co., N.C.
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.

L. E. Spass, Register of Deeds
By Janet Bottoms
REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

TRACT 1: BEGINNING at a stone at bridge in Lick-Fork Creek; thence North 3° 38' East 305 feet to an iron; thence North 62° 45' East 53 feet to an old stone and iron; thence North 69° East with a line of Mrs. E. V. Kiger's property 1,463 feet to an iron; thence North 23° 45' West with a line of said Kiger property 774.4 feet to an iron stake; thence North 78° 30' East 584.3 feet to a stone; thence North 78° East 291.6 feet to an iron, the corner of R. J. Hunter and G. M. Hauser property; thence South 8° 35' East 150 feet to an iron; thence continuing with said course South 8° 35' East 477 feet to a stake in or near Lick-Fork Creek; thence with said Lick-Fork Creek the following courses: South 64° West 146 feet; thence South 70° 35' West 242.4 feet; thence South 65° 10' West 219 feet; thence South 20° West 107 feet; thence South 44° 40' West 359 feet; thence South 26° West 85 feet; thence South 50° West 90.5 feet; thence South 43° West 49 feet; thence South 46° West 45 feet; thence South 40° West 140 feet; thence South 25° West 132 feet; thence South 54° West 245 feet; thence South 74° West 188 feet; thence South 80° West 140 feet; thence South 76° 40' West 367 feet to the place of Beginning. Containing 26.48 acres, more or less, and as surveyed by C. M. Miller, C. E., May 30, 1942, to which survey and blueprint reference is hereby made for a more definite description and being the property known as the Jack Rominger place and an area of bottom land which adjoins it.

TRACT 2: BEGINNING at an iron stake located in the west line of Lot 20 as shown on the Plat of Forsyth Knoll, recorded in Plat Book 7, page 121 in the Office of the Register of Deeds of Forsyth County, N. C., said beginning point being located South 7° 21' East 11.47 feet from the northwest corner of said Lot 20; running thence North 77° 56' East 137.55 feet, more or less, to a point located in the east line of said Lot 20; running thence with the east line of said Lot 20, South 10° 00' East 279.6 feet, more or less, to an iron stake located at the southeast corner of said Lot 20; running thence South 79° 21' West 145.8 feet to an iron stake located at the southwest corner of said lot; running thence North 7° 21' West 271.43 feet to the point and place of Beginning. Being the major portion of Lot 20 as shown on the Map of Forsyth Knoll, recorded in Plat Book 7, page 121 in the Office of the Register of Deeds of Forsyth County, N. C.

EXCEPTED FROM the above-described lot is a portion of said lot which lies within a 60 foot roadway easement as described in Statement of Dedication which is recorded in Book 1473, page 1634 in the Office of the Register of Deeds of Forsyth County, N. C.