

Return to Bailey & Thomas BIX
property address: Midkiff Rd
Winston-Salem

58 APPROVED
CITY - COUNTY PLANNING BOARD

Drawn by: LESLIE G. FRYE
Mail to: *for DIRECTOR*
Mail tax bills to: *10/17/86* DATE

STATE OF NORTH CAROLINA
FORSYTH COUNTY CORPORATION DEED

THIS DEED, Made this 6th day of October, 1986, by S&K INVESTMENTS, INC., a Florida Corporation, party of the first part, to HOWARD C. KIGER, of Forsyth County, North Carolina, party of the second part;

WITNESSETH, That said party of the first part in consideration of Ten Dollars and other valuable consideration (\$10.00 o.v.c.) to it paid by the party of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and his heirs and assigns, a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina, and bounded as follows:

TRACT ONE:
BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being located South 29° 44' 10" East 119.85 feet from the Southeast corner of Alf H. Anderson's tract as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning with the West right of way line of Midkiff Road, on a slight curve to the right, said curve having a radius of 703.43 feet, by chord measurement, South 19° 57' 44" East 119.85 feet and by arc measurement, 120 feet; running thence South 71° 14' 53" West 175.59 feet to an iron stake; running thence North 23° 29' 23" West 91.68 feet to an iron stake; running thence North 62° 17' 43" East 182.86 feet to an iron stake in the West right of way line of Midkiff Road, the point and place of BEGINNING, containing 19,080 square feet.

Being a part of Tax Lot 306H, Block 3460, Forsyth County Tax Maps.

TRACT TWO:
BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being located South 29° 44' 10" East 119.85 feet and then South 19° 57' 44" East 119.85 feet from the Southeast corner of Alf H. Anderson's corner as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning, with the West right of way line of Midkiff Road the following two courses and distances: on a slight curve to the right, said curve having a radius of 703.43 feet, by chord measurement, South 10° 24' 42" East 114.38 feet and by arc measurement 114.51 feet to an iron stake and South 5° 44' 54" East 20.49 feet to an iron stake; running thence South 84° 15' 06" West 150 feet to an iron stake; running thence North 23° 29' 23" West 99.72 feet to an iron stake; running thence North 71° 14' 53" East 175.59 feet to an iron stake in the West right of way line of Midkiff Road, the point and place of BEGINNING, containing 19,080 square feet.

Being a portion of Tax Lot 306H, Block 3460, Forsyth County Tax Maps.

TRACT THREE:
BEGINNING at an iron stake located South 17° 06' 29" East 29.98 feet and South 23° 29' 23" East 256.58 feet from the Southwest corner of Alf H. Anderson's tract as described in Deed Book 1379, page 794 and a corner with L. Ray Troxell's tract as described in Deed Book 1368, page 1317, both as recorded in the Forsyth County Registry; running thence from said point of Beginning, North 84° 15' 06" East 150 feet to an iron stake in the West right of way line of Midkiff Road; running thence with the West right of way line of Midkiff Road, South 5° 44' 54" East 115 feet to an iron

NORTH CAROLINA
FORSYTH COUNTY
1986

BOOK 1572 P 837

stake; running thence South 74° 54' 47" West 152.02 feet to an iron stake; running thence North 5° 44' 54" West 139.67 feet to an iron stake, the point and place of BEGINNING, containing 19,100 square feet.

Being a part of Tax Lot 306H, Block 3460, Forsyth County Tax Maps.

TRACT FOUR:

BEGINNING at an iron stake located South 17° 06' 29" East 29.98 feet, South 23° 29' 23" East 256.58 feet and South 5° 44' 54" East 139.67 feet from an iron stake marking the Southwest corner of Alf H. Anderson (see Deed Book 1379, page 794) and a corner with L. Ray Troxell (see Deed Book 1368, page 1317); running thence from said point of Beginning, North 74° 54' 47" East 152.02 feet to an iron stake in the West right of way line of Midkiff Road; running thence with the West right of way line of Midkiff Road, South 5° 44' 54" East 140 feet to an iron stake; running thence South 84° 15' 06" West 150 feet to an iron stake; running thence North 5° 44' 54" West 115.33 feet to an iron stake, the point and place of BEGINNING, containing 19,150 square feet.

Being a part of Tax Lot 306H, Block 3460, Forsyth County Tax Maps.

THIS CONVEYANCE is made subject to the following restrictions which shall run with land;

1. Said lots shall be used for residential purposes only.
2. No single-family dwelling shall be built, erected or used unless it shall contain at least 1,500 square feet of floor space if the structure is a one-story building, or at least 1,800 square feet of floor space if the building shall be in excess of one story. Split level dwellings shall contain at least 1,400 square feet of floor space and the lower level of such dwelling shall contain at least 1,000 square feet of floor space. The floor space herein referred to shall be exclusive of porches, garages, breezeways, terraces and basement areas.
3. No building or part of building other than steps, open porches, overhanging eaves or cornices shall extend nearer to the front property line than 40 feet. The rear yard shall have a depth of not less than 35 feet, except that the detached private garage may be placed within 20 feet of the rear property line.
4. Every building erected shall have two side yards with a total footage of not less than 25 feet and in no case shall the width of either side yard be less than 10 feet.
5. All detached private garages or other outbuildings shall be erected at least 75 feet from the front property line.
6. No swine, chickens, fowl or other livestock shall be kept on the premises. Household pets may be kept for non-commercial purposes on the property described herein if they are properly confined and do not constitute a nuisance.
7. All driveways constructed on this property shall be paved. No portion of any building erected on this property shall have exposed concrete blocks on the exterior.
8. The foregoing covenants, restrictions and conditions shall run with the land and shall be kept, observed and performed by the parties charged therewith for a period of thirty (30) years from the date of recording this warranty deed.
9. Any restrictions, covenants or conditions hereinabove set forth may be removed, modified or changed by securing written consent of S&K Investments, Inc., which written consent shall be duly executed, acknowledged and recorded in the office of the

CITY - COUNTY PLANNING BOARD

[Signature] 10/7/86
DIRECTOR BOOK 1312 P 0038 DATE

Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of S&K Investments, Inc., its successors and assigns.

TO HAVE AND TO HOLD, the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and his heirs and assigns, to his only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said party of the second part and his heirs and assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrances and that it 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, and taxes.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto.

ATTEST:

S&K INVESTMENTS, INC.

Patricia Kent Hill
Secretary

By: Alfred H. Kent
President

STATE OF Alabama - Geneva County

I, Biller C. Barnes, a Notary Public, hereby certify that Patricia Kent Hill personally came before me this day and acknowledged that she is Secretary of S&K Investments, Inc., a 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 himself as its Secretary.

Witness my hand and notarial seal, this the 16 day of October, 1986.

My commission expires:

August 7, 1989

Biller C. Barnes
Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing certificate of Biller C. Barnes a Notary Public of Geneva County, Ala., is certified to be correct. This the 31 day of Oct, 1986.

L. E. SPEAS, REGISTER OF DEEDS

PROBATE FEE \$1.00 PAID

By: Issac G. Gable
Deputy/Assistant

APPROVED

CITY - COUNTY PLANNING BOARD

John C. Mills 10/17/86
DIRECTOR

DATE
PRESENTED FOR
REGISTRATION
AND RECORDED

OCT 31 11:22 AM '86

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

7.00 pl KCL

BOOK 1572P0839