



PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUN 4 1 06 PM '87

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

\$165.00  
KCP

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 2109, Lots 101, 102A&102B Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to Clarence R. Lambe, Jr. - Box

This instrument was prepared by Clarence R. Lambe, Jr.

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of March, 1987, by and between

GRANTOR

DAIRY QUEEN FINANCIAL, INC. aka  
DQF, INC.

GRANTEE

A & L PARTNERS

ADDRESS: 125 Allen Street  
Kernersville, NC 27284

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

BEGINNING at an iron stake in the northwest corner of Mattie Leak in the south side of Main Street in Kernersville, North Carolina, said iron stake also being South 36° 18' East 9.50 feet from a south curblin of said Main Street and continuing thence South 36° 18' East 197.29 feet to an iron stake; thence South 40° 39' West 162.35 feet to an iron stake; thence North 46° 25' West 219.82 feet to an iron stake in the south side of Main Street; thence North 48° 36' East 197.10 feet to the point and place of beginning as surveyed on July 2, 1969, by Joseph E. Franklin, RLS.

The above-described lot is also known as Lots 101, 102A and 102B on the Forsyth County Tax Maps, Block 2109.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_

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:

Subject to easements, rights-of-way 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.

DAIRY-QUEEN FINANCIAL, INC. aka DQF, INC.

(Corporate Name)

By:

*John F. Horkent*

President

ATTEST:

*Herman E. Nelson*

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

Minnesota, \_\_\_\_\_ Hennepin County.

I, a Notary Public of the County and State aforesaid, certify that *Herman E. Nelson* Secretary of *DQF, INC.* a *Minnesota* corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its *Vice* President, sealed with its corporate seal and attested by *H.E. Nelson* as its Secretary. Witness my hand and official stamp or seal, this *16th* day of *March*, 19*87*.

My commission expires: *6-21-91* *Shirley E. Boettcher* Notary Public

The foregoing Certificate(s) of

*Shirley E. Boettcher, N.P., Hennepin Co, Minnesota*

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. SPEAS, REGISTER OF DEEDS*

REGISTER OF DEEDS FOR

**FORSYTH**

COUNTY

By

*Malinda Huffstetter*

Deputy/Assistant - Register of Deeds