

Drafted by: R. Brandt Deal *1304*

Recording time:

PRESENTED FOR
REGISTRATION
RECORDED

82

SEP 13 4 08 PM '89

REGISTER OF DEEDS
FORSYTH COUNTY, NC

16

Excise Tax

Probate and filing fee \$ 8.00 paid

Tax Block: _____ Lot: _____ Parcel Identifier No. _____

Property Address: _____

Mail after recording to: _____

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of September, 19 89, by and between

Grantor

Grantee

T & C Properties, A North Carolina General Partnership

Charles E. Talton, Jr. and Terry T. Barber

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, in consideration of (\$10.00 & O.V.C.) Ten Dollars & Other Valuable Consideration to it 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

No taxable consideration.
JTB

The above land was conveyed to Grantor by _____ (see book number _____ 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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

T & C Properties, A North Carolina General Partnership

By: Charles E. Talton, Jr. partner

(seal)

Terry T. Barber, partner

(seal)

(seal)

(seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Tamara L. Smith, a Notary Public of Forsyth County, NC, do hereby certify that Charles E. Talton, Jr. and Terry T. Barber, partners of T & C Properties, A North Carolina General Partnership personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 13 day of September, 19 89.

FORSYTH COUNTY, NC

My commission expires August 25, 1990. Tamara L. Smith Notary Public.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19 ____.

My commission expires _____, 19____, Notary Public.

Seal/Stamp

The foregoing Certificate(s) of Tamara L. Smith N.P. Forsyth Co. N.C. is/are certified to be correct.

This the 13 day of Sept, 19 89

L.E. Speas, Register of Deeds for Forsyth County by

Jessie Golden

Deputy/

BOOK

1675 P 3997

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EXHIBIT "A"

BEGINNING at an iron stake in the north line of South Stratford Road, Silas Creek Parkway ramp, running thence with the North right-of-way of said ramp; South 87 degrees 27 minutes West 153.18 feet to an iron stake, thence North 89 degrees 16 minutes West 20.10 feet to an iron stake, a new corner; running thence on a new line, North 06 degrees 21 minutes East 247.55 feet to an iron stake in the south line of a new street; to be called Charlois Boulevard; thence with the south line of said street, South 83 degrees 32 minutes East 193.97 feet to an iron stake; thence on a curve to the right which has a radius of 23 feet and an arc distance of 34.93 feet and having a chord direction and distance of South 40 degrees 1.5 minutes East 31.67 feet to an iron stake in the west line of a new street to be named Mall Boulevard; thence with said line, South 3 degrees 29 minutes West 117.46 feet to an iron stake; thence North 86 degrees 32 minutes West 12.96 feet to an iron stake, the point and place of beginning. Containing 1.113 acres, and being a portion of the P.H. Hanes Knitting Company Property conveyed to Hanes Properties, Inc., lying on the north side of South Stratford Road-Silas Creek Parkway ramp.

Being informally known as Block 3804 Lot C, Forsyth County Tax Maps as presently constituted.

BOOK 1675 P 3998