



BK1868 P3651

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 AUG 22 AM 11:58

John Holleman
Register of Deeds
Forsyth Co. N.C.

NO TAXABLE CONSIDERATION

NO TAXABLE CONSIDERATION

98

Excise Tax 0

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Out of Tax Lots 42M, 42G and
Verified by County on the day of 42L; Tax Block 5351
by , 19.....

Mail after recording to Maupin Taylor Ellis & Adams, P.A.
P. O. Box 19764, Raleigh, NC 27619

This instrument was prepared by Maupin Taylor Ellis & Adams, P.A.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of August, 1995, by and between

GRANTOR

GRANTEE

CHARLES M. LYNCH and wife,
ALICE F. LYNCHT&M KERNERSVILLE DEVELOPMENT COMPANY,
L.L.C., a North Carolina limited
liability company102-C Commonwealth Court
Cary, NC 27511

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:

See Exhibit A attached hereto and incorporated herein by reference.

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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:

Rights of way to Duke Power Company recorded in Deed Book 392, Page 86; Deed Book 617, Page 235; and Deed Book 859, Page 24, Forsyth County Registry.

1995 ad valorem taxes.

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

.....(SEAL)
Charles M. Lynch

.....(SEAL)
Alice F. Lynch

.....(SEAL)

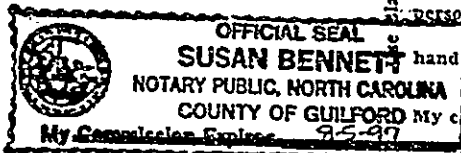
.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that
Charles M. Lynch and wife, Alice F. Lynch, Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of August, 1995.



My commission expires: 8-5-97 Susan Bennett Notary Public

SEAL-STAMP

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: Notary Public

The foregoing Certificate(s) of

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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy/Assistant Register of Deeds

EXHIBIT A BK1868 P3653

(LYNCH FEE)

BEGINNING at a point in the western line of certain property now or formerly owned by Turner (Trust) as described in a deed recorded in Book 1817, Page 3473, Forsyth County Registry, said point being located the following courses and distances from NC Grid Coordinates NAD '83 N-859,776.90 and E-1,676,232.37: North 78° 04' 10" East 213.20 feet to an axle in the southeast corner of certain property now or formerly owned by Nelson Angell and wife, Phyllis B. Angell, as described in a deed recorded in Book 865, Page 511, Forsyth County Registry; and South 10° 35' 40" East 29.32 feet with the western line of the aforementioned Turner (Trust) property to the point and place of BEGINNING; runs thence with the western line of said Turner (Trust) property South 10° 35' 40" East 272.49 feet to a point; runs thence on a curve to the right having a radius of 370.00 feet, a chord bearing of North 17° 54' 38" West and a chord distance of 94.24 feet to a point; runs thence North 10° 35' 40" West 85.55 feet to a point; runs thence on a curve to the right having a radius of 370.00 feet, a chord bearing of North 03° 16' 41" West and a chord distance of 94.24 feet to the point and place of BEGINNING, and being all of that property consisting of 0.058 acres shown as Tract IV on a survey by Borum, Wade & Associates, P.A. dated April 25, 1995, revised August 15, 1995. For further reference see that survey prepared by Borum, Wade & Associates, P.A. dated July 10, 1995 showing Tract-1 entitled "Property of Kernersville Shopping Center."

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