



BK1868 P3654

PRESENTED FOR
REGISTRATION
AND RECORDEDFORSYTH COUNTY
1493

88-22-95

'95 AUG 22 AM 11:58

STATE OF
NORTH
CAROLINA

\$1080.00

Real Estate
Excise Tax

Excise Tax \$1,080.00

99

John Holleman
Register of Deeds
Forsyth Co. NC

Recording Time, Book and Page

12⁰⁰
Kerry Mankin

Tax Lot No. BLOCK 5351, TAX LOT 042A Parcel Identifier No. 6876603022

Verified by County on the day of 19
byMail after recording to Maupin Taylor Ellis & Adams, P.A.
P. O. Drawer 19764, Raleigh, NC 27619

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

Brief description for the Index 4880 Kernersville Road, Kernersville

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

NELSON R. ANGELL and wife,
PHYLLIS B. ANGELL

GRANTEE

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

See exhibit A attached hereto and incorporated herein by reference.

BK1868 P3655

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 865, Page 511, Forsyth County Registry.

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:

Easement to Duke Power Company recorded in Book 392, Page 86; Book 617, Page 235; Book 859, Page 24; and Book 859, Page 304, Forsyth County Registry.

Slope Easement Agreement recorded in Book 1667, Page 820, Forsyth County Registry.

Sanitary Sewer Easement to Town of Kernersville recorded in Book 1820, Page 3111, Forsyth County Registry.

1995 ad valorem taxes.

Right of way of Highway 150.

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

Nelson R. Angell (SEAL)
Nelson R. Angell

Phyllis B. Angell (SEAL)
Phyllis B. Angell

..... (SEAL)

..... (SEAL)

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
Nelson R. Angell and wife, Phyllis B. Angell 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: October 24, 1998 *Sonya R. Turner* 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: Notary Public

The foregoing Certificate(s) of *Sonya R. Turner, NP*

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 *Hilda Green* Deputy/Assistant - Register of Deeds

EXHIBIT A BK1868 P3656

ANGELL TRACT

BEGINNING at an existing iron pipe in the southwest corner of the herein described property having N.C. Grid Coordinates NAD '83 N-859,776.90 and E-1,676,232.37; runs thence with the lines of certain property now or formerly owned by Charles M. Lynch and wife, Alice F. Lynch, and certain property now or formerly owned by J. C. Faw North $01^{\circ} 39' 48''$ West 405.46 feet to a point in the southern edge of the right of way of South Main Street (N.C. Hwy. 150); runs thence with the southern edge of the right-of-way of South Main Street (N.C. Highway 150) North $68^{\circ} 37' 12''$ East 249.77 feet to a point in the northwest corner of certain property now or formerly owned by Turner (Trust) as described in the deed recorded in Book 1817, Page 3473, Forsyth County Registry; runs thence with the western line of said Turner (Trust) property South $02^{\circ} 03' 51''$ West 434.27 feet to an existing iron pipe; thence continues with the western line of said Turner (Trust) property South $10^{\circ} 35' 40''$ East 18.60 feet to an axle in the northeast corner of the above-described property now or formerly owned by Charles M. Lynch and wife, Alice F. Lynch; runs thence with the northern line of said Lynch property South $78^{\circ} 04' 10''$ West 213.20 feet to the point and place of BEGINNING, and being all of Tract-1 containing 2.150 acres, more or less, as shown on a survey by Borun, Wade and Associates, P.A. dated April 25, 1995, revised August 15, 1995. For further reference, see those certain deeds recorded in Book 865, Page 511 and Book 843, Page 147, Forsyth County Registry.