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				PRESENTED REGISTRAT	ION	1	
FORSYTH COUNTY 1494		<del>88~22-95</del>					
STATE OF NORTH CAROLINA	\$:	\$1940.00		John Holleman			
		Real Estate Excise Tax	100	Register of D Forsyth Co.	ee N.C		
	Excise Tax			Recording Time, B			
Tax Lot No.			Parcel Identi	ifier No.Tax Block	5351; Tax L	ot 430	
verinea by			the	. day of	· · ×******** * * · · · * · · · * ·	, 19	
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won after recording t	P. 0.	Taylor Ellis & Adam Drawer 19764, Balaic	5, F.A.	Ω			
This instrument was n	renared by	Drawer 19764, Raleig John R. Barlow, II,	PO Box 200	7 38 Groonshawa			
Brief description for t	he Index		TO DOX 200	bo, Greensboro,	NC 27402	**	
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NO	RTH C	AROLINA SPE	CIAL W	ARRANTY	DEED		
NO	3	iy of August	CIAL W	ARRANTY	DEED		
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## N. C. Bar Assoc. Form No. 6 🛠 1977 - James Williams & Co., Inc., Box 127, Yackweitle, N. C. 27055 Printed by Aprentant with the N. C. Bar Assoc. - 1981

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem taxes for the year 1995 and thereafter; Easement to Duke Power recorded in Book 478, Page 5 & Book 793, Page 301; Right-of-Way to Dept. of Transportation recorded in Book 1725, Page 260; Easement to Town of Kernersville recorded in Book 1820, Page 3136; and, Annexation Ordinance recorded in Book 1835, Page 1168. This property is also subject to the right-of-way of N.C. Highway 150.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and corporate name by its duly authorized officers and its seal to be hereunto affi- those written are compared officers and its seal to be hereunto affi-	seal, or if corporate, has caused this instrument to be signed in its fixed by authority of its Board of Directors, the day and year first
WACHOVIA BANK OF NORTH CAROLINA, N.A., Trustee of the James T., Thinner and Mary L. Tunner Innevocable Unitrust	Janen Inucteo (SEAL)
	James B. Turner, Trustee of the James L. Turner and
(Corporate Name)	Mary L. Turner Irrevocable Unitrust
Marine Harristent	(SEAL)
President	
ATTEST	(SEAL)
That S Ch	·
Secretary (Corporate Seal)	(SEAL)
SALASTAME 11 NORTH CAROLINA, FOrsuth	County.
TAPY of I, a Notary Public of the County and Sta	te aforesaid, certify that James L. Turner, Trustee of ty L. Turner Irrevocable Unitrust Granter.
	y h. Infinel illevocable onicidst Grantor,
PHB personally appeared before me this day an	ad acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this	day of UUMUST 19 95.
$\beta = 0$	on Secta Alais Notary Public
P My commission expires: 0705190	A Contraction Notary Public
Forsuth	
SEAL STREPHING NORTH CAROLINA, 1991-9	County.
I, a Notary Public of the County and Sta	
52. OTARY is machania Bank of North Ca	acknowledged that of he is when a sociation Secretary of rolina, N.A. a National banking association authority duly
	(1111)
	the foregoing instrument was signed in its name by its
President, scaled with its corporate seal ar	
Witness my hand and official stamp or se	eal, this dig of fland all and 191-23
Then any states of the second second of the second se	4 Alla Marine public

\_\_\_\_ The foregoing Certificate(s) of . Sheils J. Walsh NP Auford County, NC 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. ---idda Sugger Deputy/Assiment-Register of Deeds.

N. C. Bar Assoc. Form No. 6 © 1977 - James Villiame & Co., Inc., Box 127, Yadkinnile, N. C. 27055 Printed by Agreement with the N. C. Bir Amoc. • 1981

EXHIBIT "A"

Tom

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BEGINNING at a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, said point being located the following courses and distances from NC Grid Coordinates NAD '83 N~859,776.90; E-1,676,232.37: North 78° 04' 10" East 213.20 feet; North 10° 35' 40" West 18.60 feet; and North 02° 03' 51" East 412.63 feet to an iron rod in the southern margin of the right-of-way of South Main Street - NC Highway 150, the point and place of BEGINNING; and running thence with the southern margin of the right-of-way of South Main Street - NC Highway 150, North 68° 24' 38" East 209.38 feet to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, a corner with Dr. James L. Turner and wife, Mary L. Turner; thence a line with the Turners, South 03° 10' 08" East 309.97 feet to a point, a corner with the Turners; thence another line with the Turners, South 86° 45' 02" East 113.37 feet to a point, a corner with the Turners; thence another line with the Turners, North 03° 26' 21" East 124.00 feet to a point, a corner with the Turners; thence another line with the Turners, North 86° 45' 02" West 102.58 feet to a point, a corner with the Turners; thence another line with the Turners, North 03° 10' 08" West 196.32 feet to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150; thence with the southern margin of the right-of-way of South Main Street - NC Highway 150, North 68° 24' 38" East 207.86 feet to a point in the southern margin of South Main Street - NC Highway 150; thence with the lines of M.B. Simpson, Jr., G.C. Page, Page & Simpson, License Association, and Town of Kernersville, South 03° 26' 00" West 1408.62 feet to an axle, a corner with Page; thence with the line of Page, South 81° 54' 11" West 184.60 feet to an existing iron pin in the line of Page, a corner with Charles M. Lynch; thence with the line of Lynch, North 10° 35' 40" West 871.36 feet to an existing iron pin in the line of Angell (passing to and through an axle at 852.76 feet); thence with the line of Angell, North 02° 03' 51" East 412.63 feet to an iron rod, the point and place of BEGINNING, and being shown as Tract II as shown on a survey by Borum Wade & Associates, P.A. entitled, " Boundary Survey for Kernersville Shopping Center", dated April 25, 1995, revised August 15, 1995, and being the same property conveyed to James L. Turner, Trustee of the James L. Turner and Mary L. Turner Irrevocable Unitrust in deed recorded in Book 1817, at Page 3473, Forsyth County Registry.