

WFCM-24

Mail to (NAME) (STREET AND NUMBER) (CITY) (STATE) (ZIP)

THIS CORPORATION DEED, made this 28th day of December, 1978, by O & A, INC.

a Corporation of Winston-Salem, Forsyth County, North Carolina, party of the first part, to TZU BEN CHEN and wife, LAI-HO CHEN

of Forsyth County, North Carolina, part ies of the second part. WITNESSETH:

that said party of the first part in consideration of One Dollar and other valuable considerations

(\$1.00 o.v.c.) and other valuable considerations to it paid by part ies of the second part, receipt of which is hereby

acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said part ies of the second part and

their heirs and assigns, a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina,

bounded as follows: BEGINNING at a point, the same being the northeast corner of tract

deeded by grantor to grantees on December 28, 1978, and recorded in Book 1259,

Page 1300, Forsyth County Public Registry; running thence South 76° 24' East

25.81 feet to an iron stake; running thence South 05° 34' West 447.36 feet to a

stake; running thence South 61° 09' West 287.73 feet to a stake; running thence

North 28° 38' 23" West 41.38 feet to a stake; running thence with the grantees'

line North 46° 39' East 359.33 feet to a stake; running thence with grantees'

line North 05° 24' East 308.65 feet to a point, the same being the place of

BEGINNING.

The above description is drawn from survey of Joseph E. Franklin done 31

January, 1979, the said property being a portion of Forsyth County Tax

Map Block 2994.

FOR STATE EXCISE STAMPS
SEE DEED BOOK 1259 PAGE 1300.

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said part ies of the second part and their heirs and assigns, to their only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said part ies of the second part and their heirs and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto.

O & A, INC.
Attest Doris S. Oakley Secretary By Ervin C. Oakley President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 28th day of December, 1978, personally came before me, Barbara P. Eagle

a notary public, Doris S. Oakley who, being by me duly sworn, says that he knows the

Common Seal of O & A, Inc. and is acquainted with Ervin C. Oakley

who is the President of said Corporation, and that he, the said Doris S. Oakley

is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw

the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Doris S. Oakley

signed his name in attestation of the execution of said instrument

in the presence of said President of said Corporation.

BARBARA P. EAGLE
My Commission expires Oct. 22, 1979
(Notary Seal Stamp)

Witness my hand and notarial seal or stamp this the 28th day of December, 1978.

My commission expires: October 22, 1979 Barbara P. Eagle Notary Public

NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Barbara P. Eagle N.P. Davidson

(Here give name and official title of the official signing the certificate passed upon)

is (are) certified to be correct. This the 28th day of December, 1978.

Probate and filing fees \$4.00

Drafted by: W.R. K. Queen

NOTE TO RECORDING PARTY:

Please give permanent address of grantee(s)

Eunice Ayers, Register of Deeds

By Jessie M. Allen Deputy Assistant

PRESENTED FOR
REGISTRATION
AND RECORDED
DEC 20 11 31 AM '79
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CO. N.C.
JB.

BOOK 1293 P 0037