



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

THIS CORPORATION DEED, made this 15th day of November, 19 79, by
O & A, Inc., a Corporation of Winston-Salem, Forsyth County,
 North Carolina, party of the first part, to Ervin C. Oakley

of Forsyth County, North Carolina, party of the second part, WITNESSETH:
 that said party of the first part in consideration of One Hundred and no/100 Dollars

(\$ 100.00) and other valuable considerations to it paid by party 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 party of the second part and his heirs and assigns, a certain tract or parcel of land in Winston Township, Forsyth County, North Carolina, bounded as follows: BEGINNING at an iron stake in the eastern right-of-way line of Patterson Avenue (Old Highway 52), said iron stake being the southwesternmost corner of the within described property and the northwest corner of the G.T. Caudle and P.P. Link property as described in Deed Book 877, page 478, Forsyth County Registry and said BEGINNING point being south 28° 22' east 239.95 feet along the said right-of-way line from a southwest corner of that property described in a Deed to Tzu Ben Chen and wife, Lai-ho Chen, as recorded in Book 1259, page 1300; and thence from said BEGINNING point with the said eastern right-of-way line north 28° 22' west 30.0 feet to an iron stake; thence leaving said right-of-way line north 81° 38' 20" east 214.24 feet to an iron stake; thence north 28° 38' 23" west 93.70 feet to an iron stake, the southernmost corner of a tract of land conveyed to Tzu Ben Chen and wife, Lai-ho Chen by Deed dated December 28, 1978 and recorded in Deed Book 1293, page 37; thence with the Tzu Ben Chen boundary line north 61° 9' east 287.73 feet to an iron stake; thence continuing with the Tzu Ben Chen boundary line north 5° 34' east 447.36 feet to an iron stake at the southern boundary line of the Frank K. Griffin property as described in Deed Book 919, page 89; thence with said southern boundary line south 76° 24' east 360.56 feet to an iron; thence south 4° 4' west 642.9 feet to an iron stake, a common corner with the aforementioned G.T. Caudle and P.P. Link property; thence with the northern boundary line of the said Caudle and Link property south 89° 11' 18" west 521.27 feet to an iron stake; thence continuing with the said northern boundary of Caudle and Link north 87° 45' west 234.33 feet to the point and place of BEGINNING, and containing 7.04 acres, more or less, as shown on a survey dated January 31, 1979 by Joseph E. Franklin, Registered Land Surveyor.

NO SURVIVABLE
 CONSIDERATION
 DMV

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

AND THE SAID party of the first part covenants to and with the said party of the second part and his 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.

(Corporate Seal or Stamp) O & A, Inc.
 Attest: Ervin C. Oakley By Ervin C. Oakley
 Secretary President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 15th day of November, 1979, 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 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.

Witness my hand and notarial seal or stamp this the 15th day of November, 1979.

Barbara P. Eagle Notary Public

My Commission expires October 22, 1984

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 officer signing the certificate - passed upon)

C. A. C.

is (are) certified to be correct. This the 14 day of January, 19 80.

Probate and filing fees \$ 4.00 paid.

Drafted by: D.M. Van Cannon

NOTE TO RECORDING PARTY:

Please give permanent address of grantee(s)

PRESENTED FOR
 REGISTRATION
 AND RECORDED
 JAN 14 11 03 AM '80
 EUNICE AYERS
 REGISTER OF DEEDS
 FORSYTH CTY, N.C.

Eunice Ayers, Register of Deeds

By Jessie Golden Deputy

BOOK 1294P0848