



Roy L. Landreth, 7050 Kenbridge Drive, Clemmons, N.C. 27012

(Name) (Street and Number) (City) (State) (Zip)

THIS DEED Made this the 18th day of February, 1983 by
Everette W. Beckner and wife, Peggy S. Beckner

of Forsyth County, North Carolina.
part ies of the first part, to Everette W. Beckner and Roy L. Landreth t/a L & B Properties, a
partnership

Witnesseth that the said part ies of the first part, in consideration of (\$ 10.00 & ovc ten dollars &
other valuable considerations to them paid by the said part ies of the second
part, the receipt of which is hereby acknowledged, has have bargained and sold, and by these presents do bargain, sell and con-
vey unto the said part ies of the second part and their heirs a tract or parcel of land in Forsyth County, North Carolina, in
Clemmons Township, and bounded as follows.

BEGINNING at an iron stake located in the line of Jack W. Trexler and wife property, said iron
stake being located at the southeast corner of a tract of land conveyed to Everette W. Beckner
and wife by deed recorded in Book 889, page 481, in the Office of the Register of Deeds of
Forsyth County; running thence from said beginning point with the north line of said Trexler
property, South 86° 00' 50" West 213.54 feet to an iron stake; running thence North 6° 00' East
128.13 feet to a point located in a 60 foot non-exclusive access and utility easement herein-
after referred to; running thence South 75° 35' East 50 feet to a point, and South 75° 40' 40"
East 178.0 feet to an iron stake located in the west line of the Trexler property; running
thence with said Trexler property, South 20° 45' 33" West 60.0 feet to the point and place of
Beginning. Containing 20,262 square feet, more or less. Also being a part of the property
conveyed to Everette W. Beckner and wife by deed recorded in Book 889, page 481, and being a
part of Lot 42K, Block 4209, Clemmons Township as shown on the Forsyth County Tax Map.

TOGETHER WITH the permanent right to use and subject to the 60 foot non-exclusive access and
utility easement as set out in deed to L & B Properties recorded in Book 1390, page 1304,
in the Office of the Register of Deeds of Forsyth County. A portion of said easement lies
within the above described property and the grantors do hereby expressly reserve for themselves,
their heirs and assigns and successors in title the permanent right and use of said portion for
the purposes of access and utilities.

The above land was conveyed to grantor by (See Book No. Page)

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said part
ies of the second part and their heirs and assigns forever. And the said part ies of the first part do cov-
enant that they is/are seized of said premises in fee and have the right to convey the same in fee simple, that the same
are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons
whatsoever, save and except easements and restrictions of record, if any, and 1983 taxes.

IN TESTIMONY WHEREOF the said part ies of the first part have, hereunto set their hand s and seal
Everette W. Beckner (Seal) Peggy S. Beckner (Seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Tommy Anthony, a Notary Public of Forsyth County, North Carolina,
do hereby certify that Everette W. Beckner and wife, Peggy S. Beckner

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance
Witness my hand and notarial seal or stamp this the 18th day of February, 1983

(Notarial Stamp or Seal) J. ANTHONY

My commission expires

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Tommy Anthony
PO Box 354, Clemmons

Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I,

do hereby certify that

grantor(s), each personally appeared before me this day and acknowledge

(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp th

My commission expires

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STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of

Tommy Anthony, N.P. Forsyth Co., N.C.
there give name and official title of officer signing the certificate

is (are) certified to be correct

STAMPS \$

Probate and filing fee \$5.00 paid

Drafted by Parks Roberts

NOTE TO RECORDING PARTY:

Please give permanent address of grantee(s)

RECORDED FOR
REGISTRATION
JUNICE AYERS, Register of Deeds

MAR 24 9 58 AM '83

REGISTER OF DEEDS
FORSYTH CTY., N.C.

Jessie Hobbs Deputy

BOOK 1390 P 1809