60

This Deed drawn by: Parks Roberts

Mail this Deed to: ~~Grantee~~, House Blanc Bank
(Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to:
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 2nd day of April, 19 85

by P. G. BARKER REAL ESTATE, INC., a North Carolina corporation

part y of the first part, to S & D, a North Carolina general partnership
265 Executive Park Blvd
Winston-Salem NC 27103

part y of the second part;

Witnesseth That the said part y of the first part, in consideration of ($ 10.00 o.v.c. ) Ten Dollars & Other Valuable Considerations to it paid by the said part y of the second part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do es bargain, sell and convey unto the said part y of the second part and its successors ~~xxxx~~ heirs a tract or parcel of land in the County of Forsyth and State of North Carolina, in Winston Township, and bounded as follows:

TRACT 1: BEGINNING at a stone at bridge in Lick-Fork Creek; thence North 3° 38' East 305 feet to an iron; thence North 62° 45' East 53 feet to an old stone and iron; thence North 69° East with a line of Mrs. E. V. Kiger's property 1,463 feet to an iron; thence North 23° 45' West with a line of said Kiger property 774.4 feet to an iron stake; thence North78° 30' East 584.3 feet to a stone; thence North 78° East 291.6 feet to an iron, the corner of R. J. Hunter and G. M. Hauser property; thence South 8° 35' East 150 feet to an iron; thence continuing with said course South 8° 35' East 477 feet to a stake in or near Lick-Fork Creek; thence with said Lick-Fork Creek the following courses: South 64° West 146 feet; thence South 70° 35' West 242.4 feet; thence South 65° 10' West 219 feet; thence South 20° West 107 feet; thence South 44° 40' West 359 feet; thence South 26° West 85 feet; thence South 50° West 90.5 feet; thence South 43° West 49 feet; thence South 46° West 45 feet; thence South 40° West 140 feet; thence South 25° West 132 feet; thence South 54° West 245 feet; thence South 74° WEst 188 feet; thence South 80° West 140 feet; thence South 76° 40' West 367 feet to the place of Beginning. Containing 26.48 acres, more or less, and as surveyed by C. M. Miller, C. E., May 30, 1942, to which survey and blueprint reference is hereby made for a more definite description and being the property known as the Jack Rominger place and an area of bottom land which adjoins it.

TRACT 2: BEGINNING at an iron stake located in the west line of Lot 20 as shown on the Plat of Forsyth Knoll, recorded in Plat Book 7, page 121 in the Office of the Register of Deeds of Forsyth County, N. C., said beginning point being located South 7° 21' East 11.47 feet from the northwest corner of said Lot 20; running thence North 77° 56' East 137.55 feet, more or less, to a point located in the east line of said Lot 20; running thence with the east line of said Lot 20, South 10° 00' East 279.6 feet, more or less, to an iron stake located at the southeast corner of said Lot 20; running thence South 79° 21' West 145.8 feet to an iron stake located at the southwest corner of said lot; running thence North 7° 21' West 271.43 feet to the point and place of Beginning. Being the major portion of Lot 20 as shown on the Map of Forsyth Knoll, recorded in Plat Book 7, page 121 in the Office of the Register of Deeds of Forsyth County, N. C.

EXCEPTED FROM the above-described lot is a portion of said lot which lies within a 60 foot roadway easement as described in Statement of Dedication which is recorded in Book 1473, page 1634 in the Office of the Register of Deeds of Forsyth County, N. C.

Block 3452
Lot 12L & 20L

FORSYTH COUNTY 1 2 3 5 4 7 STATE OF NORTH CAROLINA APR-5'85 Real Estate Excise Tax 2 5.00

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

BOOK 1480 PAGE 1896

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns forever

And the said party of the first part do es covenant that it is/are seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it 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 1985 taxes.

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.

~~EXECUTED IN DUPLICATE ORIGINALS~~"

(Seal) P. G. BARKER REAL ESTATE, INC. (Seal)

Attest: Eva B. Cranfill (Seal) By: P G Barker (Seal)
Secretary President

(Seal) (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF NORTH CAROLINA, County

STATE OF NORTH CAROLINA,

FORSYTH COUNTY (Name of State and County where acknowledgment or proof is taken)

This 2nd day of April, A.D., 19 85, personally came before me, Nancy S. Hurst, a notary public, Eva B. Cranfill (Name of Secretary or Assistant Secretary) who, being by me duly sworn, says that he knows the common seal of P. G. Barker Real Estate, Inc. (Name of Corporation) and is acquainted with P. G. Barker who is the President of said Corporation, and that he, the said Eva B. Cranfill, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Eva B. Cranfill (Name of Secretary or Assistant Secretary), signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

I certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal, this 2nd day of April, A.D., 1985.

NOTARY PUBLIC SEAL
NANCY S. HURST
COUNTY OF FORSYTH
My Commission Expires
September 9, 1989
NORTH CAROLINA

Seal must appear here.
Seal must be impressed sufficient for the notary's name to be readable.

Nancy S. Hurst
Notary Public

My commission expires
(Must not be abbreviated)

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Nancy S. Hurst, NP, Forsyth Co., NC
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 5th day of April A.D., 19 85

L. E. Speas, Register of Deeds
Register of Deeds

Probate fee 50¢ paid. 1.50

Filing fee $ 5.50 paid.

By Crystal Cinard Deputy

Apd

P. G. BARKER REAL ESTATE, INC.

RECEIVED FOR REGISTRATION AND RECORDED
APR 5 12 11 PM '85
L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

S & D, a North Carolina general partnership

Insert brief description here to be used on Register of Deeds Index

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