NO TAXABLE CONSIDERATION
RM

98

Excise Tax

PRESENTED FOR
REGISTRATION
AND RECORDED

MAY 6 4 40 PM '85

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

JB. $7.00 pd.

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to HOUSE, BLANCO & OSBORN BOX

This instrument was prepared by RONALD A. MATAMOROS

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6 day of May, 19 85, by and between

GRANTOR	GRANTEE
S & D, a North Carolina general partnership	SHATTALON TRACE, a Limited Partnership 265 Executive Park Boulevard Winston-Salem, NC 27103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

THE GRANTOR DOES HEREBY RESERVE FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE RIGHT OF INGRESS AND REGRESS ACROSS THE PROPERTY HEREIN CONVEYED FOR PURPOSES OF ACCESS TO ITS REMAINING PROPERTY. SAID ACCESS SHALL BE RESTRICTED TO THE USE OF THE ACTUAL STREETS AND ROADS TO BE CONSTRUCTED BY GRANTEE AND SHALL BE REASONABLE IN ITS USE.

BOOK 1485 PG 262

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc.-1981.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1480, Page 1896

A map showing the above described property is recorded in Plat Book --- page ---.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

(a) Taxes for the year 1985 and subsequent years.

(b) All easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

_____ President

ATTEST:

_____

_____ Secretary (Corporate Seal)

USE BLACK INK ONLY

S & D, a N. C. General Partnership (SEAL)

By: Loyd R. Daniel, Jr. General Partner (SEAL)
Loyd R. Daniel, Jr. - Partner

By: B. Dale Stancil General Partner (SEAL)
B. Dale Stancil - Partner

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that LOYD R. DANIEL, JR. and B. DALE STANCIL, General Partners of S & D, a N. C. general partnership Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 6 day of May, 1985.

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
RONALD A. MATAMOROS
My commission expires Nov. 16, 1988

My commission expires: _____ Notary Public

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____, personally came before me this day and acknowledged that ____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Ronald A. Matamoros N.P. Forsyth Co. N.C.

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.

L. E. Speas, Register of Deeds

_____ REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Golden Deputy/~~Assistant~~ - Register of Deeds

PROBATE FEE $1.00 PAID

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.

BOOK 1485 PAGE 0263

POCKET PRINTING COMPANY P.O. BOX 1176 RALEIGH, N.C. 27619

Printed by Agreement with the N.C. Bar Assoc.-1981.

EXHIBIT A

ALL that tract or parcel of land lying and being in Old Town Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin located at the northwesterly corner of the property now or formerly owned by Bessie V. White as recorded in Deed Book 1197, Page 112, Forsyth County Registry of Deeds; running thence South 7 deg. 45 min. 54 sec. East 330.01 feet to an iron pin; running thence South 78 deg. 31 min. 25 sec. West 737.25 feet to an iron pin located on the easterly boundary of the property now or formerly owned by Countryside Associates as recorded in Deed Book 1468, Page 1759, Forsyth County Registry of Deeds; running thence North 23 deg. 57 min. 0 sec. West 500 feet to an iron pin on the southerly boundary of the property now or formerly owned by Richard P. Budd and wife, Sylvia Budd and Bobbie E. Phillips and wife, Thelma Phillips, as recorded in Deed Book 1184, Page 1070, Forsyth County Registry of Deeds; running thence North 79 deg. 3 min. 40 sec. East 584.94 feet to an iron pin; running thence North 7 deg. 23 min. 35 sec. West 272.40 feet to an iron pin; running thence North 75 deg. 26 min. 23 sec. East 108.52 feet to an iron pin located on the westerly right-of-way of that certain right-of-way dedicated to public use in Deed Book 1473, Page 1634, Forsyth County Registry of Deeds; running thence along the westerly boundary of said right-of-way South 12 deg. 46 min. 31 sec. East 276.65 feet to a point; running thence North 78 deg. 6 min. 40 sec. East 3.82 feet to an iron pin; running thence North 80 deg. 16 min. 50 sec. East 153.63 feet to an iron pin; running thence South 7 deg. 45 min. 54 sec. East 149.99 feet to an iron pin and the place of Beginning.

BEING designated as a 9.7308-acre tract as shown on the survey for Shattalon Trace Apartments by John G. Bane & Associates, P. A., Civil Engineers, dated April 24, 1985 and revised May 1, 1985.