

129

PRESENTED FOR  
REGISTRATION  
AND RECORDED  
JUN 14 3 24 PM '85  
L.E. GREAS  
REGISTER OF DEEDS  
FORSYTH CITY, N.C.

\$5.50 PA  
APR 14

Excise Tax

Recording Time, Book and Page

Tax Lot No. 42, Block 4408 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to Crumpler & Hedgpeth Box

This instrument was prepared by Joseph C. Hedgpeth

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of June, 1985, by and between

### GRANTOR

Harvey Stewart and wife,  
Bonnie M. Stewart  
  
and  
  
Franklin B. Wilkins, Jr. and  
wife, Patricia Browder Wilkins

### GRANTEE

H & J PARTNERS, a North  
Carolina general partnership

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 ~~State of~~ Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the center of Concord Church Road, said point being North 77° 21' East 45 feet from Maron Tige's Northeast corner, and running from said point of beginning North 9° 59' West 363.00 feet to an iron; running thence North 77° 12' 50" East 120.0 feet to an iron; running thence South 9° 59' East 363.00 feet to a point in the center of Concord Church Road; running thence with Concord Church Road, South 77° 21' West 120.0 feet to the point and place of BEGINNING, as shown on a survey prepared by Daniel W. Donathan, R.L.S., dated June 13, 1985, entitled "Property of Harvey Stewart and Franklin B. Wilkins, Jr."

The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

Subject to easements, rights of way and restrictions of record, if any, and 1985 ad valorem taxes.

Subject to a deed of trust dated June 14, 1985, to William H. Fantone, Jr. and Eloise B. Briley Trustees, and The Lomas & Nettleton Company, Beneficiary, recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_, in the office of the Register of Deeds of Forsyth County, North Carolina, which the Grantee herein does hereby assume and agree to pay.

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

*Harvey Stewart* (SEAL)  
Harvey Stewart

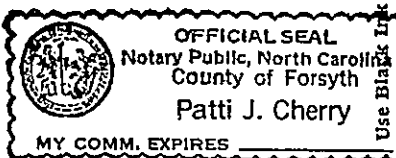
*Bonnie M. Stewart* (SEAL)  
Bonnie M. Stewart

*Franklin B. Wilkins, Jr.* (SEAL)  
Franklin B. Wilkins, Jr.

*Patricia Browder Wilkins* (SEAL)  
Patricia Browder Wilkins

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Harvey Stewart, Bonnie M. Stewart, Franklin B. Wilkins, Jr. and Patricia Browder Wilkins Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of June, 1985.

My commission expires: June 30, 1985 *Patti J. Cherry* Notary Public

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 Patti J. Cherry, Notary Public, 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 Janet Bottoms Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID