84

STATE OF NORTH CAROLINA — Real Estate Excise Tax — 125.00

PRESENTED FOR REGISTRATION AND RECORDED
JUN 4 1:06 PM '87
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

$16.50pd
ICKP

Excise Tax | Recording Time, Book and Page

Tax Lot No. Block 2109, Lots 101,102A&102B Parcel Identifier No. .....

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

by .....

Mail after recording to Clarence R. Lambe, Jr. - Box .....

.....

This instrument was prepared by Clarence R. Lambe, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of March, 19 87, by and between

GRANTOR	GRANTEE
DAIRY QUEEN FINANCIAL, INC. aka DQF, INC.	A & L PARTNERS ADDRESS: 125 Allen Street Kernersville, NC 27284

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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the northwest corner of Mattie Leak in the south side of Main Street in Kernersville, North Carolina, said iron stake also being South 36° 18' East 9.50 feet from a south curbline of said Main Street and continuing thence South 36° 18' East 197.29 feet to an iron stake; thence South 40° 39' West 162.35 feet to an iron stake; thence North 46° 25' West 219.82 feet to an iron stake in the south side of Main Street; thence North 48° 36' East 197.10 feet to the point and place of beginning as surveyed on July 2, 1969, by Joseph E. Franklin, RLS.

The above-described lot is also known as Lots 101, 102A and 102B on the Forsyth County Tax Maps, Block 2109.

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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.

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.

DAIRY QUEEN FINANCIAL, INC. aka DQF, INC.
(Corporate Name)

By: John F. Hackert
Vice President

ATTEST: Herman E. Nelson
Secretary (Corporate Seal)

USE BLACK INK ONLY

.....(SEAL)

.....(SEAL)

.....(SEAL)

.....(SEAL)

SEAL-STAMP

NORTH CAROLINA, ...County.

I, a Notary Public of the County and State aforesaid, certify that .....

..... Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

Use Black Ink

SEAL-STAMP

Minnesota
~~XXXXXXXXXXXX~~, Hennepin County.

I, a Notary Public of the County and State aforesaid, certify that Herman E. Nelson,

personally came before me this day and acknowledged that he is Secretary of

DQF, INC. a Minnesota ~~XXXXXXXX~~ corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal and attested by H.E.Nelson as its Secretary.

Witness my hand and official stamp or seal, this 16th day of March, 1987.

My commission expires: 6-21-91 Shirley E. Boettcher Notary Public

Use Black Ink

The foregoing Certificate(s) of Shirley E. Boettcher, N.P., Hennepin Co, Minnesota

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 Malinda Huffstetler ..... Deputy/~~Assistant~~ - Register of Deeds

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