



57

162129
STATE OF
NORTH CAROLINA
JUN 12 '89
FORSYTH COUNTY
Real Estate
Excise Tax
135.00
RE. 15725

PRESENTED FOR
REGISTRATION
AND RECORDED
JUN 12 12 35 PM '89

REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

Recording Time, Book and Page

Excise Tax

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Mr. Glenn S. Cooke, 1125 Pine Creek Trail,
Mount Airy, N.C. 27030

This instrument was prepared by Parks Roberts

Brief description for the Index Lot 201B

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of May, 1989, by and between

GRANTOR

GRANTEE

NICK MATHES and wife, MARY MATHES;
JIM TSIOLKAS and wife, HELEN TSIOLKAS;
GUS TSIOLKAS and wife, HELEN TSIOLKAS;
PAUL GALLINS and wife, MARY GALLINS

C & A ASSOCIATES, A GENERAL
PARTNERSHIP OF SURRY COUNTY,
NORTH CAROLINA

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

See Exhibit "A" attached hereto for description.

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

A map showing the above described property is recorded in Plat Book 13 page..... 145(2).....

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; save and except easements and restrictions of record, if any, and 1989 Ad Valorem taxes.

IN WHITNESS WHEREOF, the Grantors have hereto unto set their hands and seals the day and year first above written.

Nick Mathes (SEAL)
Nick Mathes

Mary Mathes (SEAL)
Mary Mathes

Jim Tsiolkas (SEAL)
Jim Tsiolkas

Helen Tsiolkas (SEAL)
Helen Tsiolkas

Gus Tsiolkas (SEAL)
Gus Tsiolkas

Helen Tsiolkas (SEAL)
Helen Tsiolkas

Paul Gallins (SEAL)
Paul Gallins

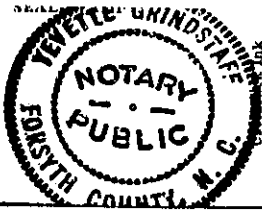
Mary Gallins (SEAL)
Mary Gallins

____ (SEAL)

____ (SEAL)

BOOK 1669 P 0154

7m 3072



I, a Notary Public of the County and State aforesaid, certify that Jim Tsolkas and Helen Tsolkas Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25th day of May, 1989.
My commission expires: May 21, 1991 Yvette Grindstaff Notary Public

STATE OF NORTH CAROLINA, Forsyth COUNTY (Name of State and County where acknowledgment or proof is taken)

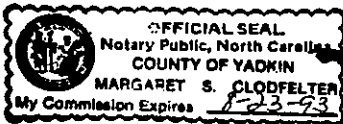
I, Sarah S. Grubbs (Name of officer), a Notary Public of Stokes County, North Carolina, do certify that Paul Gallins and Mary Gallins (Name of County and State where Notary qualified) the maker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and notarial seal this 8th day of June, 1989.
Sarah S. Grubbs (Signature of Officer) Notary Public.
Seal must appear here. Seal must be impressed sufficient

STATE OF NORTH CAROLINA, Forsyth COUNTY (Name of State and County where acknowledgment or proof is taken)

I, Margaret S. Clodfelter (Name of officer), a Notary Public of Yadkin County, North Carolina, do certify that Helen Tsolkas (Name of County and State where Notary qualified) the maker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

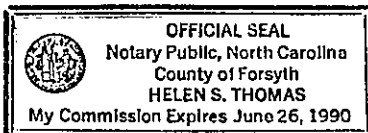


Witness my hand and notarial seal this 9th day of June, 1989.
Margaret S. Clodfelter (Signature of Officer) Notary Public.
Seal must appear here. Seal must be impressed sufficient for the notary's name to be readable.

My commission expires 8-23-93

STATE OF NORTH CAROLINA, Forsyth COUNTY (Name of State and County where acknowledgment or proof is taken)

I, Helen S. Thomas (Name of officer), a Notary Public of Forsyth County, North Carolina, do certify that Nick Mathes and Mary Mathes (Name of County and State where Notary qualified) the maker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and notarial seal this 12 day of June, 1989.
Helen S. Thomas (Signature of Officer) Notary Public.
Seal must appear here. Seal must be impressed sufficient for the notary's name to be readable.

My commission expires June 26, 1990

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate 5 of Yvette Grindstaff & Helen S. Thomas (there give name and official title of the officer signing the certificate passed upon) Notaries Public Forsyth Co. NC. & Sarah S. Grubbs N.P. Stokes Co. NC. & Margaret S. Clodfelter N.P. Yadkin Co. NC (are) certified to be correct. This the 12 day of June, 1989.

L. E. Speas, Register of Deeds

By Jessie Haden Deputy-Register

Probate and Filing Fee \$_____ paid.

1669P0155

Exhibit "A"

BEGINNING at an iron in the southern property line of Oak View Development, Plat Book 13, page 145(2), said iron being South 86° 38' 54" East 299.37 feet from the intersection of the Southern Property line of Oak View Development with the eastern right of way margin of N. C. Highway 65; thence from point of beginning and running with the Southern property line of Oak View Development South 86° 38' 54" East 483.90 feet to an iron stake located at the northwest corner of a .614 acre lot deeded to James Hodges and wife recorded in Book 1381, page 946; running thence South 06° 58' 54" East 216.71 feet to a point in the Northern right of way of Forum Parkway, thence with the North right of way line of Forum Parkway North 86° 46' 05" West 522.53 feet to an iron, said iron being the Southeastern corner of S. R. Gwyn Property, thence with the Gwyn line North 03° 16' 04" East 214.46 feet to the point and place of Beginning. (Containing 2.471 Acres.)

Being the same property as described in Book 1381, page 949, Forsyth County Registry.

Also designated as Lot 201B, Block 4942, Bethania Township, as shown on Forsyth County tax maps.