

148

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUN 19 5 03 PM '89

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.110.00 pd.  
Jot

Excise Tax

Recording Time, Book and Page

Tax Lot No. 69, 70, 112, and 120, Block 3413C Parcel Identifier No.

Verified by County on the day of 19  
by

Mail after recording to Martin + Van Hoy PO Box 606 Mocksville NC 27028

This instrument was prepared by Cynthia S. Aiken

Brief description for the Index  
Lots 69, 70, 112, 120 Glenridge, Phase I, Sect. One

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19 day of June, 1989, by and between

GRANTOR

GRANTEE

D & L Partnership, a North Carolina  
General Partnership  
4400 Silas Creek Parkway  
Suite 200  
Winston-Salem, North Carolina 27104

Woodgrove Associates, 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 City of Winston-Salem, Winston Township,  
Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lots 69, 70, 112 and 120 as shown on Plat entitled  
"Glenridge, Phase I, Section One", recorded in Plat Book 30, page 200 Forsyth County  
Registry, reference to which plat is hereby made for a more particular description.

Property address for Lots 69, 70 and 120:

Ashley Glen Drive, Winston-Salem, N.C.

Property address for Lot 112:

Chester Road, Winston-Salem, N.C.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1586, page 1455 and Book 1568, page 249

A map showing the above described property is recorded in Plat Book 30 page 200

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:

See Exhibit A attached hereto, incorporated herein by reference for exceptions.

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.

D & L Partnership, a North Carolina General Partnership

(Corporate Name)

By: \_\_\_\_\_

President

ATTEST:

Secretary (Corporate Seal)

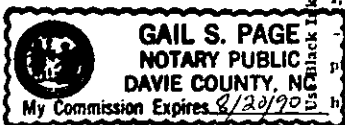
By: Loyd R. Daniel, Jr. (SEAL)  
Loyd R. Daniel, Jr., General Partner

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

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, Davie County.



I, a Notary Public of the County and State aforesaid, certify that Loyd R. Daniel, Jr. and B. Dale Stancil, General Partners of D & L Partnership, a North Carolina General Partnership personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 19 day of June, 1989.

My commission expires: August 20, 1990 Gail S. Page 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 Gail S. Page, NP, Davie Co., NC

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 Forayth COUNTY

By Jeri Tagger Deputy/Assistant - Register of Deeds

EXHIBIT A

1. Subject to a Declaration of Restrictive Covenants recorded in Book 1548, page 1061 as amended in Book 1666, page 2886, Forsyth County Registry.
2. Subject to the Declaration of Covenants Conditions and Restrictions for Glenridge, recorded in Book 1607, page 401, as amended in Book 1626, page 1403 and Book 1626, page 2860, Forsyth County Registry.
3. Subject to 1989 ad valorem taxes, to be prorated as of closing.
4. Lots 112 and 120 are subject to a 22-foot wide easement located along the western boundary lines of said Lots for purposes of planting grass, shrubs, trees, landscaping, and general beautification of the berm or bank contained within the said 22-foot easement, and for purposes of re-entering the property in the future for purposes of any replanting, landscaping, maintaining and repairing of said berm or bank. No tree or shrub planted by Glenridge Associates, Glenridge Association, Inc., or either of their successors or assigns may be cut or removed without the written permission of Glenridge Associates, Glenridge Association, Inc., or either of their successors or assigns.
5. Lot 112 is subject to an easement for purposes of erecting, maintaining, and repairing and replacing a brick wall, to be maintained by Glenridge Association, Inc. The said easement is more particularly described as follows:

Beginning at the southwest corner of Lot 113 of Glenridge, as shown on Plat Book 30, page 200, and running thence with the western boundary line of said Lot 113, North 00° 18' 57" West 57.00 feet to a point; thence South 52° 39' 40" East 93.30 feet to a point in the southern boundary line of Lot 112; thence with said southern boundary line of Lot 112 South 89° 41' 03" West 73.87 feet to the point and place of beginning.
6. Subject to a 10-foot by 20-foot sign easement at the northwestern corner of Lot 120 and the southwestern corner of Lot 69.
7. Subject to a 35-foot by 40-foot drainage easement along the western boundary line of Lot 69.
8. Subject to a 20-foot drainage easement which crosses the southeastern portion of Lot 70.
9. Subject to a 40-foot sanitary sewer easement along the northern boundary lines of Lots 69 and 70.
10. Subject to a negative access easement along the western boundary lines of Lots 69 and 120.
11. Subject to a 40-foot greenway easement along the northern boundary lines of Lots 69 and 70.
12. Subject to rights of others in the uninterrupted flow of the branch crossing the northern portion of Lot 69 and 70.
13. Subject to a portion of Lots 69 and 70 lying within a 100 year flood plain.
14. Subject to any other easements and restrictions of record, if any.