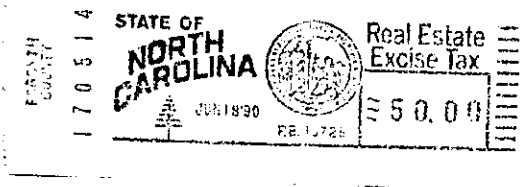




29

BK1694 P4159

PRESENTED FOR  
REGISTRATION  
AND RECORDED

JUN 18 10 11 AM '90

L.E. SPAN  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.\$8.00 per  
CP

Excise Tax \$50.00

Recording Time, Book and Page

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

Mail after recording to Kenneth Allen Arender

9831 Moore-RJR Road Tobaccoville NC 27050

This instrument was prepared by J. TYRONE BROWDER, ATTORNEY

Brief description for the Index

NO TITLE SEARCH-  
NO CLOSING

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of June, 1990, by and between

GRANTOR

GRANTEE

M & D INVESTMENTS, a North Carolina  
General Partnership

KENNETH ALLEN ARENDER

and wife,

CHARLOTTE M. ARENDER

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 or 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:

BEGINNING at an iron stake located in the East right-of-way line of Moore-RJR Road, said point being the Southwest corner of the Tract of land conveyed to M & D Investments in Book 1692, Page 3858, Forsyth County Registry; thence from said BEGINNING point with the East right of way line of Moore-RJR Road, North 32 degrees 13 minutes 07 seconds East 18.13 feet to a point; thence South 85 degrees 28 minutes East 227.28 feet to a point in the west line of Nancy D. Gunnell; thence with the West line of Gunnell, South 10 degrees 52 minutes 13 seconds West 16.15 feet to an iron stake; thence South 85 degrees 28 minutes 00 seconds East 218.43 feet to an iron stake; thence South 04 degrees 46 minutes 00 seconds West 116.36 feet to an iron stake in the Northeast corner of Bobby Charles Holbrook (Book 1319, Page 283); thence with the boundary of Holbrook, as established by Boundary Line Agreement, the following two (2) courses: North 83 degrees 35 minutes 00 seconds West 273.50 feet to an iron stake; thence North 00 degrees 10 minutes 00 seconds West 93.74 feet to an iron stake; thence North 01 degree 17 minutes 18 seconds East 13.97 feet to a point; thence North 85 degrees 28 minutes 00 seconds West 170.05 feet to an iron stake in the East right-of-way line of Moore-RJR Road, the point of BEGINNING, and being all of the property

JTB

(CONTINUED)

described in Book 1692, Page 3858, and a portion of the property described in Book 1688, Page 2483, Forsyth County Registry. This description is taken from a survey by James R. Burrow & Associates.

SUBJECT TO AND TOGETHER with all rights and easements contained in the Joint Driveway and Utility Easement Agreement recorded in Book 1692, Page 3873, Forsyth County Registry incorporated herein by reference. And re-recorded in Book 1694 Page. 4156

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Deed Book 1688, Page 2483

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:

- 1) Easements and restrictions of record, if any.
- 2) 1990 Forsyth County ad valorem taxes.

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

M & D INVESTMENTS, a North Carolina  
General Partnership  
BY: Donald F. Miller (SEAL)  
DONALD F. MILLER, General Partner  
BY: Michael F. Terry (SEAL)  
MICHAEL F. TERRY, General Partner  
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Stokes County.  
OFFICIAL SEAL - I, Notary Public of the County and State aforesaid, certify that  
COUNTY OF FORSYTH Donald F. Miller and Michael F. Terry, General Partners  
TAMARA P. SHORE OF M & D INVESTMENTS  
My Comm. Exp. 1-5-94 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th day of June, 1990.  
My commission expires: 1-5-94 Tamara P. Shore 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 Tamara P. Shore 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  
By Jessie Golden REGISTER OF DEEDS FOR FORSYTH COUNTY  
Deputy/Assistant - Register of Deeds