Drafted by: R. Brandt Deal (BOX)

see Deed Book 1695 Page 3098 for revenue stamps [redacted] 66

Recording time:
BK1695 P3100

PRESENTED FOR REGISTRATION AND RECORDED

JUN 28 12 29 PM '90

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

Excise Tax

Probate and filing fee $ 8.00 paid

Tax Block: _____ Lot: _____ Parcel Identifier No. _____ 14

Property Address: _____

Mail after recording to: _____

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28 day of June, 19 90, by and between

Grantor	Grantee
Flake F. Steele, III and wife, Luann F. Steele	E & O Managment, Inc.

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, in consideration of ($ 10.00 & O.V.C.) consideration Ten Dollars and other valuable to them 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 in Forsyth County, North Carolina _____ Township, more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

The above land was conveyed to Grantor by _____ (see book number _____ 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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

Flake F. Steele, III (seal) Luann F. Steele (seal)

_____ (seal) _____ (seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Tamara L. Smith, a Notary Public of Forsyth County, NC, do hereby certify that Flake F. Steele, III, and wife, Luann F. Steele personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 28 day of June, 19 90.

TAMARA L. SMITH
NOTARY PUBLIC
FORSYTH COUNTY, NC
My Commission Expires August 25, 1990

My commission expires August 25, 19 90. Tamara L. Smith, Notary Public.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

My commission expires _____, 19____. _____, Notary Public.

Seal/Stamp

The foregoing Certificate(s) of Tamara L. Smith N.P. Forsyth Cty NC. is/are certified to be correct.

This the 28 day of June, 19 90

L.E. Speas, Register of Deeds for Forsyth County by

_____ Deputy/Assistant

12/88

TRACT 1: BEGINNING at an iron located in the northern right of way line of Beeson Dairy Road, said iron being the southwest corner of the property of John H. Johnson (DB 1297, P 1555), said iron being the southeast corner of the within described tract; thence from said beginning point with the northern right of way line of Beeson Dairy Road North 66 degs. 57' 35" West 104.98 feet to an iron; thence North 07 degs. 35' 23" East 385.07 feet to an iron located in the southern line of Issiac C. Jolly; thence with Jolly's south line South 87 degs. 05' 00" East 105.20 feet to an iron located in the western right of way line of Barnwell Drive; thence with the western right of way line of Barnwell Drive the following two courses and distances: South 03 degs. 52' 55" West 7.16 feet to an iron; thence along the arc of a curve to the left, said curve having a radius of 282.65 feet, a chord call and distance of South 03 degs. 10' 51" East 69.51 feet to an iron; thence South 10 degs. 25' 17" West 346.59 feet to an iron the point and place of beginning, containing .968 acres, all according to a survey by Otis A. Jones dated June 12, 1990.

The above described property is also known as Block 3217 Lot 11C Forsyth County Tax Maps as presently constituted and is the same property that is described as Tract No. 1 as recorded in Book 1391, Page 29 Forsyth County Registry, save and except that portion of the property which now lies within the right of way of Barnwell Drive.

TRACT 2: BEGINNING at a stone, the northwest corner of Tract No. 11 as shown on the map of W. A. Beeson Estate a map of which is recorded in Plat Book 8, Page 216 Forsyth County Registry, said stone being the northeast corner of the within described tract; thence from said beginning point South 04 degs. 03' 24" West 351.27 feet to an iron located in the northern right of way line of Beeson Dairy Road; thence with the northern right of way line of Beeson Dairy Road North 65 degs. 58' 03" West 100.21 feet to an iron, the southeast corner of the property of Bobby L. Wall; thence with Wall's east line North 03 degs. 14' 29" East 331.70 feet to an iron, said iron being located in the southern line of Ernest McPeak Elwyn; thence with Elwyn's south line South 77 degs 31' 41" East 99.97 feet to an stone the point and place of beginning, containing .750 acres more or less all according to a survey by Otis A. Jones dated June 12, 1990.

The above described property is also known as Block 3234, Lot 1F as shown on the Forsyth County Tax Maps as presently constituted and is further designated as Tract 3 in a Deed recorded in Book 1391, Page 29 Forsyth County Registry.