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PRESENTED FOR
REGISTRATION
AND RECORDED

'91 APR 16 AIO:57

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

\$8.00 Paid

BK1713 P1809

Excise Tax

Recording Time, Book and Page

Tax Lot No. 002B Parcel Identifier No. Block 5618
Verified by County on the day of 19
by

Mail after recording to Wilson, DeGraw, Johnson & Rutledge Box
This instrument was prepared by Thomas A. Fagerli
Brief description for the Index 15.432 acres, more or less

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of April, 1991, by and between

GRANTOR

GRANTEE

JAMES D. SMITH and wife,
GEORGIA B. SMITH

P & G PARTNERS, 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

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

BEGINNING at a stone located at the southeast corner of the property of Ruby L. W. Idol (See Book 1210, page 983, Forsyth County Register of Deeds) and running the following courses and distances: North 04° 23' 36" East 1004.27 feet, along the line of Ruby L. W. Idol, to an existing stone; thence North 04° 23' 36" East 470.11 feet to an iron stake located at the northeast corner of the property of Ruby L. W. Idol; thence North 04° 23' 36" East 143.06 feet along the line of Jerry Wayne Weavil (Book 1210, page 975, Forsyth County Registry) to an iron stake located on the southern line of the right of way of Hayes Road (Book 1215, page 50, Forsyth County Registry); thence North 04° 23' 36" East 237.55 feet to a point; thence South 89° 56' 24" East 190.70 feet to a point; thence North 74° 33' 36" East 169.20 feet to a point; thence South 03° 57' 33" West 436.26 feet to an iron stake located on the southern line of the right of way of Hayes Road; thence South 03° 57' 33" West 1501.22 feet, along the western line of Annie L. Bodenheimer (See Deed Book 525, page 415, Forsyth County Registry) to an iron stake; thence North 83° 56' 10" West 364.15 feet to the point and place of BEGINNING.

Subject to the deed of perpetual easement for Hayes Road given to the North Carolina Department of Transportation recorded in Book 1215, page 50, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Containing 15.432 acres, more or less, according to a survey dated March 28, 1991, by Larry L. Callahan, R.L.S., Job No. 6287-3.

Also being informally known as Tax Block 5618, Lot 002B.

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:

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

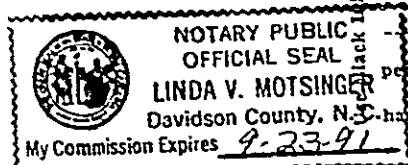
James D. Smith
James D. Smith

Georgia B. Smith
Georgia B. Smith

SEAL-STAMP

NORTH CAROLINA, *Davidson* County.

I, a Notary Public of the County and State aforesaid, certify that *James D. Smith* and *Georgia B. Smith* Grantor,



personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *13th* day of *April*, 19*91*.

My commission expires: *9-23-91* *Linda V. Motsinger* 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

Linda V. Motsinger N.P. Davidson 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 *FORSYTH* COUNTY

By

Jessie Golden

Deputy/Assistant Register of Deeds