



47

BK 1728 P0859
PRESENTED FOR
REGISTRATION
AND RECORD

STATE OF
NORTH CAROLINA
RECEIVED
FORSYTH COUNTY

91 NOV -6 AM 11:43

L E SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY
\$10.00

Excise Tax

Recording Time, Book and Page

Tax Lot No.

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to House & Blanco Box

This instrument was prepared by Ronald A. Matamoros

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of November, 19 91, by and between

GRANTOR

GRANTEE

HUBBARD REALTY OF WINSTON-SALEM, INC.

P & B PARTNERSHIP, 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:

- See Exhibit A attached thereto and made a part hereof -

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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:

- a) Taxes for the year 1991 and subsequent years;
- b) All easements and restrictions of record, if any.

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.

Hubbard Realty of Winston-Salem, Inc.
(Corporate Name)

By: Lance E. Hubbard

President

ATTEST: [Signature]

Secretary (Corporate Seal)

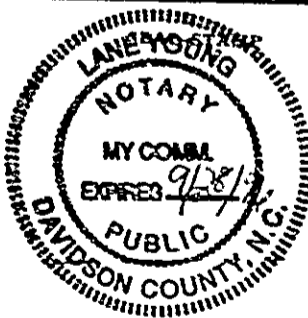
USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, . . . County.

I, a Notary Public of the County and State aforesaid, certify that . . .
Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this . . . day of . . . 19. . .

My commission expires: . . . Notary Public



NORTH CAROLINA, . . . FORSYTH . . . County.

I, a Notary Public of the County and State aforesaid, certify that Beverly H. Godfrey
personally came before me this day and acknowledged that . . . he is . . . Ass't . . . Secretary of
Hubbard Realty of Winston-Salem, Inc. 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 her as its Ass't . . . Secretary
Witness my hand and official stamp or seal, this 1 day of November 19. 91

My commission expires: 9/28/96 Lane Young Notary Public

The foregoing Certificate(s) of Lane Young N.P. Davidson 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.

LE. CLERK, REGISTER OF DEEDS

By Queen Golden REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy Assistant - Register of Deeds

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EXHIBIT A

All that tract or parcel of land lying and being in Forsyth County, North Carolina being more particularly described as follows:

BEGINNING at an iron pin said iron pin being located at the Westerly corner of Lot 1, Vest Mill Office Plaza, Section 5, Plat Book 32, Page 187, Forsyth County Registry, said iron pin being located on the Northerly right of way of Westbrook Plaza Drive; running thence South 86 deg 50 min East 75.79 feet to a point; running thence South 33 deg 40 min West 22.88 feet to a point located in the Northerly right of way of Westbrook Plaza Drive; running thence with said right of way North 69 deg 45 min 30 sec West 67.14 feet to an iron pin in place of Beginning.

24
11-1-91

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