

Mail future tax bills: Grantees, P. O. Box 444, Welcome, N. C. 27374

DRAFTED BY: Norman L. Nifong

Box 11

X



NORTH CAROLINA)
FORSYTH COUNTY)

QUITCLAIM DEED 61

THIS DEED made this the 27th day of January, 1993 by and between DAVID MUSTIN and wife, PAMELA S. MUSTIN, hereinafter referred to as "Grantor" and T & A AUTOMOTIVE ENTERPRISE, INC., a North Carolina corporation, hereinafter referred to as "Grantee". (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.)

BK1770 P2634

W I T N E S S E T H:

THAT the Grantor, in consideration of Ten Dollars (\$10.00 & OVC) and Other Valuable Considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee, forever, all such right, title and interest as the Grantor has in or to that parcel of land in Forsyth County, North Carolina, in Kernersville Township, more particular described as follows:

FOR DESCRIPTION see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety herein.

TO HAVE AND TO HOLD the above-released premises unto the said Grantee, his heirs and assigns, to his and their only proper use and behoof forever, so that neither he nor any person in his name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

NO TAXABLE CONSIDERATION
\$10

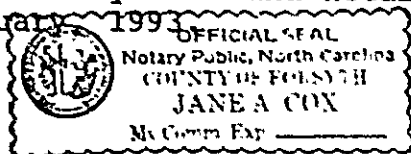
David Mustin [SEAL]
DAVID MUSTIN

Pamela S. Mustin [SEAL]
PAMELA S. MUSTIN

STATE OF NORTH CAROLINA-Forsyth County

I, JANE A. COX, a Notary Public in and for said county and state, do hereby certify that DAVID MUSTIN and wife, PAMELA S. MUSTIN, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 27th day of January, 1993



Jane A. Cox
NOTARY PUBLIC

My commission expires:
June 22, 1995

BK1770 P2635

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate

of

Jan A. Cox

N.P. Forsyth

(here give name and official title of the officer signing the certificate—passed upon)

Cg N-C

is (are) certified to be correct. This the

PRESENCE

day of

Feb

1993

L. E. Speas, Register of Deeds

By

Jessie Holden

Deputy-Assistant

Probate and Filing Fee \$ 10.00

paid.

93 FEB 11 22:32

LE ST-10
REC-10-10-10
FEB 11 2003

Gene Stagger

EXHIBIT "A"

Beginning at an iron in the line of property of Gardens of Memory, Inc. as described in deed recorded in Book 976 at Page 695, Forsyth County Registry, said iron being located South 23° 05' 00" East 99.95 feet from Town of Kernersville horizontal control monument "PERPETUAL", said monument having North Carolina Grid System coordinates of North 867,880.78 and East 1,681,795.33 as per NAD83; thence from said beginning point along the property of Gardens of Memory, Inc., the three (3) following courses and distances, to-wit: South 88° 58' 50" East 238.66 feet to an iron, North 29° 26' 30" West 99.90 feet to an iron, and South 89° 33' 20" East 110.58 feet to a point, corner of the Town of Kernersville Pauper's plot, Mt. Gur Cemetery Assn., Inc.; thence with said cemetery property, South 0° 31' 00" West 224.37 feet to a point, the northeast corner of property of Auto Spring Company as described in deed recorded in Book 976 at Page 99, Forsyth County Registry; thence along the line of Auto Spring Company, North 89° 00' 25" West 239.92 feet to an iron; thence continuing with property of Auto Spring, South 67° 11' 10" West 20.96 feet to a point in the eastern right-of-way line of West Bodenhamer Street (S.R. 2089); thence along the east right-of-way line of West Bodenhamer Street (S.R. 2089) on a curve to the left the radius of which is 640 feet and a chord bearing and distance of North 42° 52' 00" West 71.10 feet to a point in the line of the property of the Town of Kernersville; thence along the property of Kernersville, North 22° 42' 30" West 83.89 feet to a point; thence North 67° 58' 45" East 45.08 feet to the point and place of beginning, all according to survey of Larry L. Callahan dated July 22, 1992.