



132

PRESENTED 906R P1026
REGISTRATION
AND RECORDEDPrepared by: Thomas T. Crumpler
Return to: Allman Spry Box

'93 SEP 15 P3:25

NORTH CAROLINA)
FORSYTH COUNTY)WARRANTY DEED
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

THIS DEED is made this 15th day of September, 1993, by and between J & F PARTNERS, a North Carolina general partnership (hereinafter "Grantor") and L. P. MORRIS COMPANY, a North Carolina corporation (hereinafter "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.

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, more particularly described on Exhibit A which is attached hereto and incorporated herein by reference.

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: Easements, rights of way and restrictions of record, if any, and 1993 ad valorem taxes.

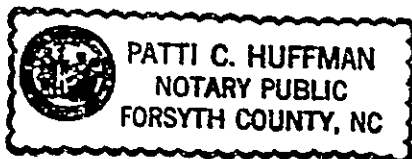
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Tax Lot 23D
Block 3826C
3611 Westgate Center Cir.
Winston-Salem, NC

J & F PARTNERS, a North Carolina general partnership

By: J. Frank Morris (SEAL)
General PartnerBy: James L. Morris (SEAL)
General PartnerSTATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, PATTI C. HUFFMAN, a Notary Public of the county and state aforesaid, do certify that J. Frank Morris and James L. Morris, general partners of J & F PARTNERS, a general partnership, personally came before me this day and acknowledged the execution of the foregoing instrument as a duly authorized and ratified act of said partnership.

WITNESS my hand and notarial seal, this the 15 day of Sept, 1993.Patti C. Huffman
Notary Public

My commission expires:

12/3/95

FORSYTH COUNTY

09-15-93

C:\WP\CH\REAGAN2.DED



\$450.00

Real Estate
Excise Tax

BK1796 P1027

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate _____ of Patti C. Huffman, N.P., Forsyth
(here give name and official title of the officer signing the certificate _____ passed upon)

G.N.C.

is (are) certified to be correct. This the 15 day of September 19 93

L. E. Speas, Register of Deeds

By Oboah Riddle Deputy Assistant

Probate and Filing Fee \$ _____ paid.

BK1796 P1028

EXHIBIT A

Being known and designated as Lot No. 23-D as shown on a plat of Vest Mill Office Plaza, Section 2, as recorded in Plat Book 29 at Page 57 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

C:\WP\PC\REAGAN3.DED