

BK1832 P3250

70

PRESENTED FOR  
REGISTRATION  
AND RECORDED

Drafted by: Thomas T. Crumpler  
Return to: Richardson Box #117

NORTH CAROLINA )  
FORSYTH COUNTY )

WARRANTY DEED

'94 AUG -8 P12:34

\$10.00 pd.  
Geri  
Hagger

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH COUNTY NC

THIS DEED is made this 2nd day of August, 1994 by and between FORSYTH PARTNERS LIMITED PARTNERSHIP 1, a North Carolina limited Partnership (hereinafter referred to as "Grantor") and H AND B PROPERTIES, a South Carolina general partnership (hereinafter referred to as "Grantee").

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:

BEGINNING at an iron located in the southern right-of-way line of Westpoint Boulevard at the northeastern corner of Lot 112 as shown on the map of West Point Business Center, Section Three, as recorded in Plat Book 36 at Page 108, Forsyth County Registry; running thence from said point and place of BEGINNING along the southern right-of-way line of Westpoint Boulevard, on a curve to the right having a radius of 380.00 feet, a chord, course and distance of South 78° 16' 55" East 50.44 feet to an iron; thence continuing on said curve to the right, having a radius of 380.00 feet, a chord, course and distance of South 61° 30' 51" East 170.48 feet to an iron; thence with the western line of property owned by Forsyth Partners Limited Partnership I (Deed Book 1546, Page 1004, Forsyth County Registry), the following two courses and distances: South 41° 26' 55" West 100.23 feet, and South 02° 29' 27" West 229.91 feet to an iron; thence North 87° 30' 33" West 140.00 feet to an iron located in the southeastern corner of Lot 112 referenced above; thence along the eastern line of said Lot 112, North 02° 29' 27" East 390.66 feet to the point and place of BEGINNING, containing 1.293 acres, more or less, and being known and designated as Lot 109C as shown on a plat prepared by Gupton-Foster Associates, P.A., and recorded in Plat Book 37, Page 112, Forsyth County Registry.

The Grantor conveys the above-described property subject to that certain Declaration of Restrictive Covenants recorded in Book 1627, Page 0552, Forsyth County Registry, and the Grantee, upon the acceptance and recordation of this deed, hereby agrees to be bound by all of the terms and provisions set forth in the Declaration of Restrictive Covenants referenced above.

FORSYTH COUNTY

08-08-94

\$105.00

STATE OF  
NORTH  
CAROLINA



Real Estate  
Excise Tax

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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 easements, rights of way and restrictions of record, if any, and 1994 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance.

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

FORSYTH PARTNERS LIMITED PARTNERSHIP 1,  
a North Carolina limited partnership

By: PIEDMONT PARTNERS, INC., a North  
Carolina Corporation, General Partner

By: [Signature] President

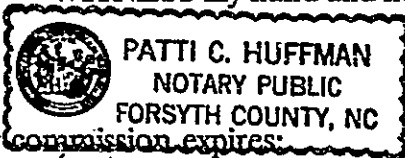
Attest: Kimberly A. Scott Secretary

[Corporate Seal]

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Patti C. Huffman, a Notary Public, do hereby certify that on this day personally appeared before me, Kimberly A. Scott, Secretary, who being by me duly sworn, says that she knows the common seal of PIEDMONT PARTNERS, INC., a North Carolina corporation, general partner of FORSYTH PARTNERS LIMITED PARTNERSHIP 1, a North Carolina limited partnership, and is acquainted with William T. Wilson, III, who is the President of said corporation, and saw the said President sign the foregoing instrument and saw the Common Seal of said Corporation affixed to said instrument by said President, and that she, the said Kimberly A. Scott, Secretary, signed her name in attestation of the execution of said instrument in the presence of said President of said Corporation, for and on behalf of FORSYTH PARTNERS LIMITED PARTNERSHIP 1.

WITNESS my hand and notarial seal, this the 3rd day of August, 1994



Patti C. Huffman  
Notary Public

STATE OF NORTH CAROLINA—Forsyth County

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

is /certified to be correct. This the 8 day of August, 19 94

L. E. Speas, Register of Deeds

By: Rosalyn Edwards Deputy Assistant

Probate and Filing Fee \$ \_\_\_\_\_ paid.