



FORSYTH COUNTY  
1495

08-22-95

\$380.00



Real Estate  
Excise Tax

101

BK1868 P3660

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'95 AUG 22 AM 11:58

John Holleman  
Register of Deeds  
Forsyth Co. NC

Excise Tax \$380.00

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. Tax Block 5351; Tax Lot 43D  
Verified by ..... County on the ..... day of ....., 19.....  
by .....

Mail after recording to Maupin Taylor Ellis & Adams, P.A.

P. O. Drawer 19764, Raleigh, NC 27619

This instrument was prepared by John R. Barlow, II, PO Box 2888, Greensboro, NC 27402

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15<sup>th</sup> day of August, 1995, by and between

### GRANTOR

JAMES L. TURNER and wife,  
MARY L. TURNER

### GRANTEE

T&M KERNERSVILLE DEVELOPMENT  
COMPANY, LLC, a North Carolina  
Limited Liability Company

102-C Commonwealth Court  
Cary, NC 27511

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

See Exhibit "A" attached hereto and incorporated herein by reference.

BK1868 P3661

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:

Ad Valorem taxes for the year 1995 and thereafter; Easement to Duke Power recorded in Book 478, Page 5 & Book 793, Page 301; Right-of-Way to Dept. of Transportation recorded in Book 1725, Page 260; Easement to Town of Kernersville recorded in Book 1820, Page 3136; and, Annexation Ordinance recorded in Book 1835, Page 1168. This property is also subject to the right-of-way of N.C. Highway 150.

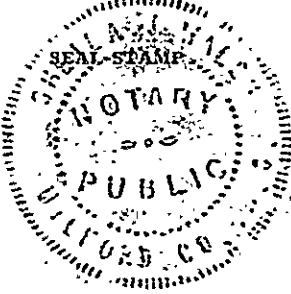
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....  
(Corporate Name)

By: .....  
..... President

ATTEST:

.....  
Secretary (Corporate Seal)



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that James L. Turner and wife, Mary L. Turner Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of August, 1995.

My commission expires: 08/05/99 Shirley J. Walsh 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

Shirley J. Walsh NP  
Forsyth County, 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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Hilda J. Green Deputy/Assistant Register of Deeds

EXHIBIT "A"

Turner

PK1868 P3662

TRACT I: BEGINNING at a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, said point being located the following courses and distances from NC Grid Coordinates NAD '83, N-859,776.90; E-1,676,232.37: North 78° 04' 10" East 213.20 feet, North 10° 35' 40" West 18.60 feet, North 02° 03' 51" East 412.63 feet, and North 68° 24' 38" East 209.38 feet, to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, the point and place of BEGINNING; and running thence with the line of the Turner Trust, South 03° 10' 08" East 309.97 feet to a point, a corner with the Trust; thence another line with the Trust, South 86° 45' 02" East 113.37 feet to a point, a corner with the Trust; thence another line with the Trust, North 03° 26' 21" East 124.00 feet to a point, a corner with the Trust; thence another line with the Trust, North 86° 45' 02" West 102.58 feet to a point, a corner with the Trust; thence another line with the Trust, North 03° 10' 08" West 196.32 feet to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150; thence with the right-of-way line of South Main Street - NC Highway 150, South 68° 24' 38" West 26.34 feet to a point, the point and place of BEGINNING, containing 0.452 acres, more or less, and being shown as Tract III on a survey by Borum Wade & Associates, P.A. entitled, "Boundary Survey for Kernersville Shopping Center", dated April 25, 1995, revised August 15, 1995, and being the same property reserved to grantor in deed recorded in Book 1817, at Page 3473, Forsyth County Registry.

TRACT II: BEGINNING at an iron rod in the southern margin of the right-of-way of South Main Street - NC Highway 150, said point being located the following courses and distances from NC Grid Coordinates NAD '83, N-859,776.90; E-1,676,232.37: North 78° 04' 10" East 213.20 feet, North 10° 35' 40" West 18.60 feet, North 02° 03' 51" East 412.63 feet to the point and place of BEGINNING; and running thence with the southern margin of the right-of-way of South Main Street - NC Highway 150, North 68° 24' 38" East 443.58 feet; thence North 03° 26' 00" West 17.86 feet to a point in the right-of-way of South Main Street - NC Highway 150; thence with the right-of-way of South Main Street - NC Highway 150, South 68° 52' 51" West 442.47 feet to a point in the right-of-way of South Main Street - NC Highway 150; thence South 02° 03' 51" West 21.64 feet to an iron rod in the southern margin of the right-of-way of South Main Street - NC Highway 150, the point and place of BEGINNING, and being all that property in the right-of-way of South Main Street - NC Highway 150, retained by Dr. James L. Turner and wife, Mary L. Turner.