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Prepared by:
BROWN, MASSEY, EVANS & MCLEOD
Attorneys at Law, P. A.

Return to Richardson Box 117

Grantee's Address: 230 Gum Springs Road
Taylors, SC 29687

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

TITLE TO REAL ESTATE

THIS DEED is made this 5th day of November, 1995, by and between **H AND B PROPERTIES**, a South Carolina General Partnership, (hereinafter referred to as "Grantor") and **GENEELIA S. WELLONS**, (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, for value 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 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 Guppton-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 at 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.

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cr\data\h-b-re\deed

FORSYTH COUNTY
1846

12-11-95

STATE OF
NORTH
CAROLINA



\$515.00
Real Estate
Excise Tax

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 records, if any, and 1995 ad valorem taxes which have been prorated to the date of delivery of this deed of conveyance.

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

H AND B PROPERTIES, a South Carolina General Partnership

By: Richard W. Bailey
Its: Managing Partner

STATE OF ^{South} ~~NORTH~~ CAROLINA)
City Greenville)
COUNTY OF FORSYTH)

I, Stanley E. McLeod, a Notary Public, do hereby certify that on this day personally appeared before me Richard W. Bailey, ~~who being~~ ~~by his duly sworn, lawful agent, known to me to be~~ of H and B Properties, a South Carolina General Partnership, known to me to be the Managing Partner of said Partnership, that he executed the foregoing instrument ~~and that he, with said~~ ~~XXXXXXXXXXXXXXXXXXXX signed his name in attestation~~ ~~of the execution of said instrument in the presence of said~~ ~~XXXXXXXXXXXXXXXXXXXX~~ on behalf of H and B Properties, that he acknowledged to me that he executed the same for the purpose therein stated.

WITNESS my hand and notarial seal, this the 15th day of November, 1995.

Stanley E. McLeod
Notary Public

My Commission Expires: May 16, 2005

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing (or annexed) certificate of Stanley E. McLeod NP City of Greenville, SC is certified to be correct. This the 11 day of Dec., 1995.

L. E. Speas, Register of Deeds

By: Clara Davis (Deputy)

PRESENTED FOR
REGISTRATION
AND RECORDED

DEC 11 1995

John Holliman
Register of Deeds
Forsyth County, NC

REGISTER OF DEEDS
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B. B. B.