

81

RK1882 P0951
PRESENTED FOR
REGISTRATION
AND RECORDED

'95 DEC 20 AM 1:47

John Holleman
Register of Deeds
Forsyth Co. N.C.

GIFT DEED

Excise Tax

Recording Time, Book and Page

12/20/95

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19
by

Mail after recording to ... WILLIAM E. WEST, JR., 1839 BRANTLEY STREET,
WINSTON-SALEM, NC 27103

This instrument was prepared by .. WILLIAM E. WEST, JR.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ...12TH... day of DECEMBER , 1995 , by and between

GRANTOR

GRANTEE

E & M PROPERTIES, INC.

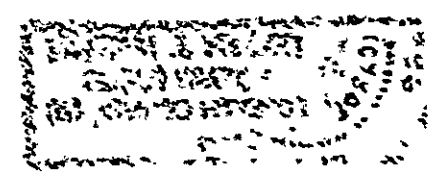
WILLIAM E. WEST, JR.

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 WINSTON-SALEM , VIENNA Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE FOR A MORE PARTICULAR DESCRIPTION.



AK1882 0952

The property hereinabove described was acquired by Grantor by instrument recorded in DEED BOOK 1861, PAGE 3590, REGISTER OF DEEDS OF FORSYTH COUNTY, NC

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:

PRIOR LIENS AND ENCUMBRANCES OF RECORD, IF ANY.

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.

E & M PROPERTIES, INC.
(Corporate Name)
By: DAVID C. DAVIS
President
ATTEST: Edith L. Flynn
Secretary (Corporate Seal)
USE BLACK INK ONLY
(SEAL)
(SEAL)
(SEAL)
(SEAL)

SEAL STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 1995.

My commission expires: Notary Public

SEAL STAMP

NORTH CAROLINA, FORSYTH County.

I, a Notary Public of the County and State aforesaid, certify that EDITH L. FLYNN, Secretary of E & M PROPERTIES, INC., 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 HER as its Secretary. Witness my hand and official stamp or seal, this day of December, 1995.

My commission expires: 10-5-97 Notary Public

The foregoing Certificate(s) of Robyn J. Martin, NP, Forsyth Co. 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

By: Deputy Assistant Register of Deeds FORSYTH COUNTY

EXHIBIT A

RK1882 0953

All that parcel of land lying in Vienna Township, Forsyth County, North Carolina, containing approximately 3.835 acres, more or less, and being described more particularly as follows:

BEGINNING at an iron stake, said stake being the southeast corner of the within described tract and also being the northeast corner of Lot 12 of Grandview, Section 7, as shown on the map recorded in Plat Book 22, Page 63, Forsyth County Registry; thence running with the northern property lines of Lot 12, Lot 11 and Lot 10 of Grandview, Section 7, North 88 degrees 09' West 383.8 feet to an iron stake located at a corner of the property of S. O. Hauser (now or formerly) described in Deed Book 534, Page 227, Forsyth County Registry; thence running with S. O. Hauser's eastern boundary North 2 degrees 14' West 157 feet to a point; thence running North 88 degrees 42' East approximately 241.47 feet to a point in the center of a 60 foot right of way; thence running with the center of said right of way the following five (5) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet to a point; North 53 degrees 27' East 161.58 feet to a point; thence North 21 degrees 11' East 86.65 feet to a point; thence running North 81 degrees 58' East 55.52 feet to a point in the western boundary of the Leinbach tract (now or formerly) described in Deed Book 652, Page 424, Forsyth County Registry; thence running South 15 degrees 49' West 790.03 feet to the point of BEGINNING.

The grantors do reserve for themselves, their heirs and their assigns a permanent easement for ingress, egress and regress over a strip of land 30 feet in width, the western right of way of said 30 foot easement running with a portion of the western boundary of the above described tract and said western right of way of easement being more particularly described as beginning at a point located North 1 degree 11' West 170.09 feet from an iron stake located at the northwest corner of Lot 12, Grandview, Section 7, Plat Book 22, Page 63, Forsyth County Registry, thence running from said beginning point the following five (5) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet; North 53 degrees 27' East 161.58 feet and North 21 degrees 11' East 86.65 feet.

Conveyed with the 3.835 acre tract described is a non-exclusive, perpetual 60 foot easement for ingress, egress and regress, the centerline of which is described as follows: Beginning at a point located North 1 degree 11' West 170.09 feet from an iron stake, the northwest corner of Lot 12 on plat of Grandview, Section 7, Plat Book 22, Page 63, Forsyth County Registry; thence running from said point of beginning the following six (6) courses and distances: North 1 degree 27' West 160 feet to a point; North 40 degrees 16' East 110.8 feet to a point; North 26 degrees 53' East 175.68 feet to a point; North 53 degrees 27' East 161.58 feet to a point; North 21 degrees 11' East 86.65 feet to an iron stake and North 21 degrees 11' East to a point located in the southwest right of way line of North Carolina Highway 67. This easement shall be appurtenant to and runs with the aforesaid described 3.835 acre tract.