

BK1935 P0079

FORSYTH CO, NC 27 FEE: \$ 12.00  
PRESENTED & RECORDED: 02/13/1997 10:13AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
NO TAXABLE CONSIDERATION

Excise Tax

Recording Time, Book and Page

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

Mail after recording to .....

This instrument was prepared by **STEVEN D. SMITH - ATTORNEY**

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of February, 1997, by and between

GRANTOR

GRANTEE

**T & Q PROPERTIES, INC.**

**M & M PROPERTIES,  
a North Carolina General Partnership**

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 ..... Township,

**FORSYTH** County, North Carolina and more particularly described as follows:

See attached Description - Exhibit "A" - to which reference is made hereof as if fully incorporated herein.

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The property hereinabove described was acquired by Grantor by instrument recorded in .....  
DEED BOOK 1653, PAGE 3114

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:

SAVE AND EXCEPT ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS 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.

T & Q PROPERTIES, INC.

(Corporate Name)

By:

MARTEN W. QUADLAND,  
President

ATTEST:

FRANK THARPE JR.,  
Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP SEAC

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....

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 ....., 19.....

My commission expires: ..... Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... FORSYTH ..... 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

T & Q 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 HIM as its Secretary.

Witness my hand and official stamp or seal, this 10 day of FEBRUARY, 1997.

My commission expires: 6-3-98 ..... Notary Public

The foregoing Certificate(s) of P. Vonderburg, Jr.

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By

Deputy/Assistant - Register of Deeds

## EXHIBIT "A"

Beginning at an iron in the south right-of-way line of the Southern Railroad; located at the northwest corner of Tax Lot 210F, Block 3443, described in deed recorded in Book 1478, Page 1828, Forsyth County Registry; running thence with the west line of said Lot 210F South 03° 33' West 340.21 feet to an iron at the southwest corner of said Lot 210F, located in the south right-of-way line of Phoenix Road (60 foot access and utilities easement); thence with said right-of-way line South 86° 27' West 201.56 feet to an iron at the southeast corner of Tax Lot 210C, Block 3443, described in deed recorded in Book 1460, Page 699, Forsyth County Registry; thence with the east line of said Lot 210C North 03° 33' 20" West 340.24 feet to an iron at the northeast corner of said Lot 210C, located in the south right-of-way line of the Southern Railroad; thence with said Railroad right-of-way North 86° 26' 20" East 201.54 feet to the point and place of Beginning, being further known and designated as Tax Lot 210G, Block 3443, Forsyth County Tax Maps, as presently constituted, and being the same property as shown on plat prepared for Frank M. Tharpe, Jr. and Martin W. Quadland T/A M & M Properties by Michael E. Gizinski, dated October 11, 1988, and having as a property address: 7620 Phoenix Road, Winston-Salem, North Carolina.

TOGETHER WITH all easements and rights-of-way appurtenant to said property, including, but not limited to, those easements described in deed to Grantor dated January 22, 1982, recorded in Book 1353, Page 1248, Forsyth County Registry, and those easements reserved by Grantor in deed from Grantor to Winston-Salem Industries for the Blind, Inc. recorded in Book 1478, Page 1828, Forsyth County Registry.

RECORDERS MEMO

 Record of Poor Quality  
 Due to Condition of  
 Original

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