

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, a Delaware corporation, by and through its Attorney in Fact, Perry J. Dickey (See Power of Attorney recorded in Book 1117, page 491) Grantor, in consideration of the sum of Ten and No/100 Dollars

(\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby

acknowledged, does hereby grant, bargain, sell and convey unto BEN F. JOYCE and
3670 Old 66 Circle
KATHLEEN W. JOYCE of Kernersville, NC 27284,

Grantee, the following real property and premises, situate in the County of _____

Forsyth, State of North Carolina, to wit:

Beginning at a point on the Northwest margin of U. S. Highway No. 421, said point being distant Northwardly 341.7 feet from the Southeast corner on said road of Lot No. 1 as shown on Map of C. E. Crews Estate, Section 1, as recorded in Plat Book 7, page 156, thence from said beginning point along the Northwest margin of U. S. Highway No. 421, North 41 degrees, 15 minutes East, 164.7 feet to an iron stake, corner of Fannie G. Crews, thence North 48 degrees 45 minutes West 157 feet to a point; thence South 43 degrees 41 minutes West 162.6 feet to a point; thence South 46 degrees 00 minutes East 156.5 feet to the place of Beginning; the same being a part of Lot No. 1 as shown on map of C. E. Crews Estate, Section 1 as recorded in Plat Book 7 page 156, in the office of the Register of Deeds of Forsyth County, North Carolina.

Being the same property acquired by Grantor herein by Warranty Deed dated August 31, 1954 and recorded in Register of Deeds, Forsyth County, N. C. in Book 693, Page 349.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, their successors, heirs and assigns forever.

SIGNED AND DELIVERED this 22nd day of December, 1980.

WITNESSES:

Janice Brown
Sandra L. Haberly

PHILLIPS PETROLEUM COMPANY

By

Perry J. Dickey
 Attorney-in-Fact

Form 3897 11-74

This instrument prepared by:

R. B. Billingsley

Phillips Petroleum Company

P. O. Box 4833

Atlanta, GA 30302

R. B. Billingsley

BOOK 1328P 1488

STATE OF Oklahoma)
COUNTY OF Washington)

I, Dianne Wright, Notary Public, do hereby certify that Peary C. Decker, Attorney-in-Fact, for PHILLIPS PETROLEUM COMPANY, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Phillips Petroleum Company, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Yocum County, North Carolina, on the 14 day of December, 1973, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Peary C. Decker acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Phillips Petroleum Company.

WITNESSES my hand and official seal, this 22nd day of December, 1980.

Dianne Wright
Notary Public

My commission expires:

5/10/83

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Dianne Wright, N.P. Washington Co. Oklahoma
(here give name and official title of the officer signing the certificate—passed upon)

is (are) certified to be correct. This the 6 day of March, 19 81.

Probate fee \$1.00 paid.

PRESENTED FOR
REGISTRATION
AND RECORDED

Eunice Ayers, Register of Deeds

By Lina C. Partin Deputy-Assistant

MAR 11 1 31 PM '81

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

EX-1328P1489

JMS #404