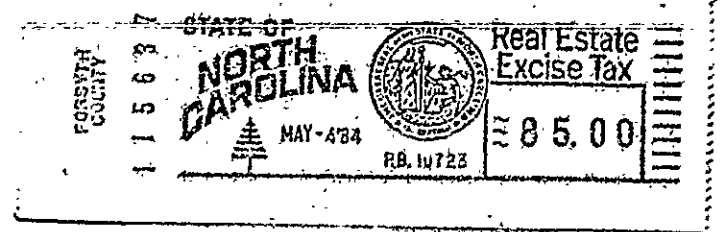




64



PRESENTED FOR
REGISTRATION
AND RECORDED

MAY 4 12 51 PM '84

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

JB. \$5.50 pd.

BOOK 1440P0155

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 Crumpler & Hedgcock Box

This instrument was prepared by John C.W. Gardner, P. O. Box 866, Mount Airy NC 27030

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of April, 1984, by and between

GRANTOR

GRANTEE

Harris Wholesale Builders Supply of
Winston-Salem, Inc. (Harris Wholesale
Building Supply Company) a North Carolina
corporation with its principal place of
business at 500 North Main Street,
Pilot Mountain, North Carolina;

George W. Armfield, 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 Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the west line of Dominion Street (formerly "B" Street) and in the northeast right of way line of Southern Railway 50 feet from the center of the track; thence with said Railway Company property as it curves to the left, the chord of which is North 39° 18' West 154.85 feet to the point of tangent, 52.35 feet northeast of the center line of said track; continuing along said Railway North 42° 14' West 94.28 feet to an iron stake 51.90 feet northeast of the center of said track, a new corner of property of the grantors herein; thence on a new line North 82° 35' East 135.63 feet to an iron stake in the west line of said Dominion Street; thence with the west line of Dominion Street South 07° 25' East 208.9 feet to the place of BEGINNING, containing 13,300 square feet, more or less, (0.31 of an acre, more or less) and being the south portion of the property described in deed from Imperial Tobacco Company dated March 28, 1960, and recorded in the Office of the Register of Deeds of Forsyth County, N. C. in Deed Book No. 802, at Page No. 464, and is all the property southwardly from the new line of the grantors to the west line of said Dominion Street and to the northeast right of way line of the Southern Railway Company.

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:

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.

Harris Wholesale Builders Supply of
Winston-Salem, Inc. (Corporate Name)

By:

President

ATTEST:

Robert A. DuBois

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

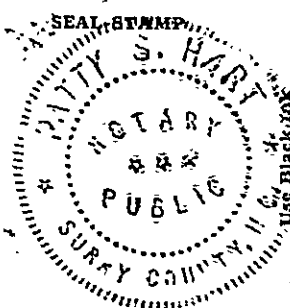
(SEAL)



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, 19.....

My commission expires: Notary Public



NORTH CAROLINA, Surry County.

I, a Notary Public of the County and State aforesaid, certify that Robert A. DuBois, Assistant Secretary of Harris Wholesale Builders Supply of Winston-Salem, 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 Assistant Secretary. Witness my hand and official stamp or seal, this 2nd day of May, 1984.

My commission expires: April 15, 1986 Patty S. Hart Notary Public

The foregoing Certificate(s) of Patty S. Hart N.P. Surry 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.

Eunice Ayers, Register of Deeds

REGISTER OF DEEDS FOR Forsyth COUNTY

By Sharon Church Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID