



PRESENTED FOR
REGISTRATION
AND RECORDED

Nov 27 4 29 PM '85

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO., N.C.

\$7.00
ASST

Excise Tax 479.00

Recording Time, Book and Page

Tax Lot No. Block 5641, Lot 86 Parcel Identifier No.
Verified by County on the day of 19 ..
by

Mail after recording to

This instrument was prepared by Raymond D. Thomas

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of November, 1985, by and between

GRANTOR

JAMES A. MOTSINGER and wife,
YVONNE R. MOTSINGER

GRANTEE

OAK DEVELOPERS, a North Carolina
General Partnership

1107 East Mountain Street
Kernersville, N. C. 27284

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 Kernersville, Abbotts Creek Township, Forsyth County, North Carolina and more particularly described as follows:

See attached sheet entitled "Description" which is attached hereto and made a part hereof.

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:

Easements, restrictions, and rights-of-way of record.

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.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

James A. Motsinger (SEAL)
James A. Motsinger

Yvonne R. Motsinger (SEAL)
Yvonne R. Motsinger

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
James A. Motsinger and wife, Yvonne R. Motsinger Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 27th day of November, 1985.
My Commission Expires 8-19-89 *Pamela M. Teague* Notary Public

SEAL-STAMP

NORTH CAROLINA, 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
..... 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 as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Pamela M. Teague 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.

By Crystal Chisard Deputy Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

DESCRIPTION

for

DEED from JAMES A. MOTSINGER and wife, YVONNE R. MOTSINGER
to
OAK DEVELOPERS

TRACT 1:

BEGINNING at an iron stake in the Northernmost corner of Lot 43 of Pebble Creek Estates, a map and plat of which is recorded in Plat Book 26 at Page 165 in the Office of the Register of Deeds of Forsyth County, North Carolina; said point of BEGINNING also being the Southwest corner of the property of Hugh Hendrix as described at Deed Book 1352 at Page 74, Forsyth County Registry; thence with the Northern lines of Lot 43 and 42 of Pebble Creek as aforesaid, South $35^{\circ} 15' 16''$ West 208.14 feet to an iron stake in the line of Lot 42; thence with the North line of Lot 42, 41, 40, the Northern terminus of Ember Lane, and continuing with the North line of Lot 39, Lot 38, Lot 37, Lot 36, Lot 35 and 34 South $83^{\circ} 53' 20''$ West 1,292.56 feet to an iron stake marking the Northwest corner of Lot 34 of Pebble Creek as aforesaid in the line of James A. Motsinger property as described in Deed Book 757 at Page 267; thence with the line of James A. Motsinger property North $40^{\circ} 04' 29''$ West 260.77 feet to an iron stake corner with John E. Pope, Jr. property as described in Deed Book 911 at Page 153, Forsyth County Registry; thence with the line of John E. Pope, Jr. property North $54^{\circ} 33' 13''$ East 345.32 feet to an iron stake; thence with the East line of John E. Pope property and following in line with the East line of the property of Joseph P. Williams property as described in Deed Book 1263 at Page 1770, Forsyth County Registry North $03^{\circ} 30' 43''$ East, crossing a creek 1,507.00 feet to an iron stake at the Northeast corner of the property of Joseph P. Williams as aforesaid in the South line of William O. Bumgarner property as described in Deed Book 920 at Page 324, Forsyth County Registry; thence with the South line of William O. Bumgarner and falling in with the South line of Vallison Dorsett as described in Deed Book 996 at Page 562, North $80^{\circ} 29' 39''$ East 1,205.74 feet to an iron stake in Jubilee Trail, being a 14 foot gravel road; thence along Jubilee Trail falling in with the West line of the property of Lake Lee, Inc. as described in Deed Book 704 at Page 110 and further falling in with the West line of Smith property as described in Deed Book 1352 at Page 86 and Hugh Hendrix property as described in Deed Book 1352 at Page 74, South $00^{\circ} 20' 02''$ East 1,795.61 feet to the point and place of BEGINNING and containing 56.33 acres more or less and further being designated as Tax Lot 86 in Block 5641 Abbotts Creek Township on the Forsyth County Tax Maps and further being all of that property as shown on the plat entitled "Sedge Garden Farm" as recorded in Plat Book 11 at Page 188, Forsyth County Registry according to a survey made by Brady-Frye Surveying Company on September 24, 1984.

Tract 2

BEGINNING at a stone, N. Pope's Southeast corner, running North $3\frac{1}{2}^{\circ}$ West with N. Pope's line 13 chains to a stone, N. Pope's Northeast corner; thence North 9° East 8.67 chains to a stone, Southeast corner of Sedge Garden Church lot; thence North $29\frac{1}{2}^{\circ}$ East 3 chains to the public road, thence continuing 14 feet wide along the East line of the above described line, containing .51 of an acre, the same more or less and further being the same property as described in Deed Book 528 at Page 296, Forsyth County Registry.