

STATE OF NORTH CAROLINA  
DEC 29 '86  
Reg. Estate Excise Tax  
200.00

149

DEC 29 3 33 PM '86

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CTY, N.C.  
\$7.00 pd.  
Recording Time, Book and Page

Excise Tax

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

Mail after recording to ..... *Laborn Brl*

This instrument was prepared by *A. L. Collins, Attorney at Law*  
Brief description for the Index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this *29th* day of *December*, 19*86*, by and between

GRANTOR  
CLARENCE BEESON and wife,  
EDNA BEESON

GRANTEE  
SEDFIELD RUN PARTNERS, a *K.C.P.*  
North Carolina General *g.m.*  
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 \_\_\_\_\_, Belevs Creek Township,

Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A for description.

BLOCK # 5246 LOT 105  
Property Address: Piney Grove Road, Kernersville, North Carolina

BOOK 1582 P 0930

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.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Clarence Beeson (SEAL)
Clarence Beeson
Edna Beeson (SEAL)
Edna Beeson
(SEAL)
(SEAL)

NORTH CAROLINA, Forsyth County.
OFFICIAL SEAL
LIE V. GOZA Notary Public of the County and State aforesaid, certify that
Clarence Beeson and wife, Edna Beeson Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
My Commission Expires February 12, 1990
My commission expires February 12, 1990 day of December 19 86

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 L. E. Speas, Register of Deeds N.P. Forsyth Co. N.C.

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.

L. E. Speas, Register of Deeds REGISTER OF DEEDS FOR FORSYTH COUNTY
By James L. Speas Deputy/Assistant - Register of Deeds

PROBATE FEE \$1.00 PAID

EXHIBIT A

Lying and being in Belews Creek Township, Forsyth County, North Carolina and BEGINNING at a railroad spike in the center of Piney Grove Road, Goodwill Baptist Church's southwest corner, and from said beginning point running thence South  $71^{\circ} 11'$  West 1,768.00 feet to a point; thence North  $82^{\circ} 44'$  West 1,514.25 feet to an iron stake, a control corner; thence continuing on the same course, to wit: North  $82^{\circ} 44'$  West 1,089.20 feet to a point; thence North  $07^{\circ} 15'$  East 811.00 feet to a point in M. A. Hester's line; thence with Hester's line, South  $86^{\circ} 07'$  East 345.50 feet to an old iron stake; thence continuing with Hester's line North  $81^{\circ} 12'$  East 633.25 feet to another old iron stake, J. V. Fulton's corner; thence with Fulton's line South  $82^{\circ} 05'$  East 1,152.35 feet to a stone, A. W. Fulton's corner; thence with Fulton's line South  $82^{\circ} 13'$  East 215.98 feet to an old iron stake; thence South  $82^{\circ} 09'$  East 299.60 feet to a stone, a control corner; thence South  $07^{\circ} 46'$  West 477.50 feet to a stone; thence North  $71^{\circ} 41'$  East 1,955.00 feet crossing an iron stake in the center line of Goodwill Church Road to a railroad spike in the center line of Piney Grove Road; thence with the center line of Piney Grove Road South  $25^{\circ} 14'$  West 608.44 feet to the point or place of BEGINNING containing 76.43 acres, more or less and being designated as Tract No. 5 on the unrecorded map or plat of the John E. Whicker Estate property surveyed and platted by Kenneth A. Vaughn, R.L.S., dated March 18, 1975.

BOOK 1582 P 0932