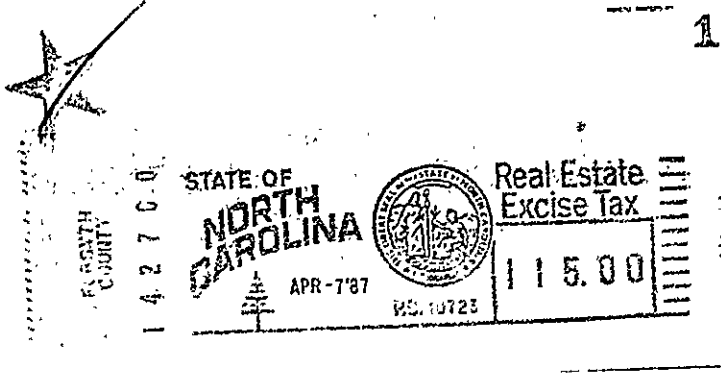


119



PRESENTED FOR
REGISTRATION
AND RECORDED
APR 7 12 37 PM '87
L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

Handwritten signature and initials

Excise Tax

Recording Time, Book and Page

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

Mail after recording to Harrington Box

This instrument was prepared by John M. Harrington
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of March, 19 87, by and between

GRANTOR	GRANTEE
<p>CHARLES A. KEY, Sr. (Legally Separated)</p>	<p>SUN PRINTING COMPANY, /INC., a North Carolina corporation</p>

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

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:

Excepted from the foregoing warranties is that portion of the property
lying within the former right-of-way of "Moore Alley", now officially
closed and abandoned; easements and restrictions of record, if any; and
1987 ad valorem taxes, which are to be prorated to date of closing.

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)

USE BLACK INK ONLY

Charles A. Key, Sr.
CHARLES A. KEY, Sr. (SEAL)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

SEAL-STAMP



NORTH CAROLINA, *Yadkin* County.
I, a Notary Public of the County and State aforesaid, certify that *Charles A. Key, Sr.*
(legally separated) Grantor,
E. G. WATTS
Notary Public - North Carolina
County of *Yadkin*
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 *March*, 19*87*.
My commission expires Feb. 27, 19*90*.
E. G. Watts 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 *E. G. WATTS, NP Yadkin 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.

L. E. SPEER REGISTER OF DEEDS REGISTER OF DEEDS FOR **FORSYTH** COUNTY
By *L. E. Speer* Deputy/..... Register of Deeds

EXHIBIT "A"

Beginning at an iron in the east right-of-way line of South Main Street, at the northwest corner of property heretofore conveyed to Thomas H. and wife, V. G. Blake by deed recorded in Book 1126, Page 937, Forsyth County Registry; running thence with said right-of-way line North 05° 49' 19" West 88.40 feet to an iron at the southernmost corner of property now or formerly owned by Mary Bailey; thence with the northwest line of said Bailey property, and falling in with the northwest line of property heretofore conveyed to So. States Co-Op by deed recorded in Book 1531, Page 901, Forsyth County Registry, North 43° 29' 30" East 48.04 feet to an iron near the centerline of an abandoned sanitary sewer easement, a common corner with said property of So. States Co-Op; thence with a southwest line of said property of So. States Co-Op South 36° 05' 39" East 24.03 feet to an iron marking the centerline of an alley which has been officially closed; thence with said centerline North 65° 45' 37" East 107.57 feet to an iron; thence continuing with said centerline North 65° 33' 11" East 10.02 feet to an iron; thence crossing said closed alley South 23° 58' 30" East 7.42 feet to an iron marking the south line of said alley (now officially closed); thence with the line of property conveyed to N.C.S.A. - Arts Assoc. by deed recorded in Book 1434, Page 723, the following four (4) courses and distances: South 23° 40' 40" East 61.69 feet to an iron; South 23° 29' 44" East 50.00 feet to an iron; South 65° 51' 34" West 50.07 feet to an iron; and South 21° 32' 17" East 5.05 feet to an iron at the northeast corner of the aforesaid property of Thomas H. and wife V. G. Blake; thence with the north line of said Blake property South 83° 21' 36" West 150.35 feet to the point and place of Beginning, containing 0.4652 acres, more or less, as shown on map entitled "Sun Printing Company", prepared by Brady Surveying Company, P.A., and dated March 4, 1987.

BOOK 1600 P 1844