



Dikens

109

STATE OF <b>NORTH CAROLINA</b>		Real Estate Excise Tax
		210.00
AUG-0188		RS.10723

DRAWN BY: Norman L. Nifong  
MAIL FUTURE TAX BILLS TO: Grantee, 2727 E. Sprague St., Winston-Salem, NC 27107

NORTH CAROLINA ]  
] DEED  
FORSYTH COUNTY ]

THIS DEED made this the 2nd day of August, 1988 by NORTH FORSYTH ASSOCIATES, a North Carolina Partnership of Forsyth County, North Carolina, party of the first part, to FREDERICK D. SWAIM (SINGLE), of Forsyth County, North Carolina, party of the second part;

W I T N E S S E T H:

THAT the said party of the first part, in consideration of One Hundred Dollars (100.00 & OVC) and Other Valuable Considerations to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs, a tract or parcel of land together with an easement in the County of Forsyth and State of North Carolina in Bethania Township and bounded as follows:

BEGINNING at a nail in the pavement in the western right-of-way line of U. S. Highway No. 52, said nail being located the two following courses and distance from the southwest intersection of the right-of-way lines of U. S. Highway 52 and Wall Street, to-wit: South 04° 04' 06" East 98.07 feet and South 01° 24' 24" East 37.60 feet to a nail; thence from said beginning point along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.497 feet and a chord bearing and distance of South 02° 16' 32" West 150.07 feet to an iron in the north line of Lot 15 as shown on Map of Lillie Kiser Wall property recorded in Plat Book 8, Page 206(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along the north line of said Lot 15, North 85° 59' 40" West 140 feet to an iron; thence North 02° 16' 32" East 150.07 feet to an iron; thence South 85° 59' 40" East 140 feet to the point and place of BEGINNING. Being part of Tax Lots 103 and 104, Block 4935 Forsyth County Tax Maps as presently constituted, all according to survey of Kenneth Lee Foster dated July 27, 1988.

TOGETHER with a non-exclusive easement of ingress, egress and regress over and upon a tract or parcel of land approximately 37 feet in width and leading from the western right-of-way of U. S. Highway 52 in a westwardly direction 140 feet, more or less, and being described as follows:

Beginning at a nail in the western right-of-way line of U. S. Highway 52, said nail being the northeast corner of the property described above; thence from said beginning point, North 85° 59' 40" West 140 feet to an iron; thence North 04° 08' 35" East 37.43 feet to an iron; thence South 85° 59' 40" East 136.36 feet to a nail in the western right-of-way line of U. S. Highway 52; thence along the western right-of-way line of U. S. Highway 52 on a curve to the right, the radius of which is 1460.50 feet and a chord bearing and distance of South 01° 24' 24" East 37.60 feet to the point and place of beginning, all according to survey of Kenneth Lee Foster dated July 27, 1988.

The parties hereto intend that the above-described property is to be used for the purpose of gaining access to U. S. Highway 52 from the property described above through a existing curb cut.

This conveyance is made subject to easements of record, 1988 taxes, and subject further to any outstanding leases and tenants in possession.

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TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with an easement all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns forever.

AND the said party of the first part does covenant that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Partners of the party of the first part have hereunto set their hands and seals.

NORTH FORSYTH ASSOCIATES, a North  
Carolina Partnership

By: Ray B. Stallings [SEAL]  
Partner

By: James N. Ziglar, Jr. [SEAL]  
Partner

By: W. Darle Shouse [SEAL]  
Partner

STATE OF NORTH CAROLINA-Forsyth County

I, Rena K. Flinchum, a Notary Public of the County of  
Stokes Forsyth and State of North Carolina, do hereby certify that  
W. Darle Shouse, Davey B. Stallings, and James N. Ziglar, Jr.,  
Partners of North Forsyth Associates, a North Carolina  
Partnership, each personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 8 day of  
August, 1988.

Rena K. Flinchum  
NOTARY PUBLIC

My commission expires:  
3-6-93

OFFICIAL SEAL  
NOTARY PUBLIC, NORTH CAROLINA  
COUNTY OF STOKES  
RENAE K. FLINCHUM  
My Commission Expires 3-6-93

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Rena K. Flinchum, NP  
is ( ) certified to be correct. This the 8 day of August, 1988.

PRESENTED FOR  
REGISTRATION

AND RECORDED  
AUG 8 3 25 PM '88

L. E. Speas, Register of Deeds

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

Deborah K. Rialola

Deputy Assistant

Probate and Filing Fee \$ 8.00

paid. S/KR

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