



IN VALUABLE CONSIDERATION

Rd

141

PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 15 3 49 PM '89

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, NC

10-10-89

Excise Tax

Recording Time, Book and Page

Tax Lot No. Part of Lot 32, Block 4433

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to

This instrument was prepared by R. Allen Osborne, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of February, 1989, by and between

GRANTOR

GRANTEE

JEAN C. DEMPSTER YOUNTS (formerly
JEAN C. DEMPSTER)

JEAN C. DEMPSTER YOUNTS

APPROVED

CITY - COUNTY PLANNING BOARD

Carol Day
for DIRECTOR

21 6/89
DATE

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 Lewisville Township,

Forsyth

County, North Carolina and more particularly described as follows:

For Property Description, See Exhibit "A" attached hereto and incorporated herein by reference.

Together with and subject to those certain easements as shown on Exhibit A attached hereto and incorporated herein by reference.

This Deed is given to correct the description in that Deed recorded in Book 1619, Page 0099.

This deed is a recombination of a previously subdivided lot.

The purpose of this deed is to recombine Deed Book 1621, Page 1429 and a portion of Deed Book 1621, Page 1430 into one taxable and buildable lot.

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:

save and except easements, restrictions of record, if any, and 1989
ad valorem property taxes.

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

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

-----Secretary (Corporate Seal)

USE BLACK INK ONLY.

Jean C. Dempster Youngs (SEAL)
Jean C. Dempster Youngs (formerly
Jean C. Dempster)

.....(SEAL)

----- (SEAL)

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

OFFICIAL SEAL
NOTARY PUBLIC - NORTH CAROLINA
COUNTY OF FORSYTH
SHERI J. GALYEAN
My Commission Expires **Mar. 2, 1993**

I, a Notary Public of the County and State aforesaid, certify that Jean C. Dempster
Counts (formerly Jean C. Dempster) Grantor.

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 14th day of February, 1989.

My commission expires: March 2 1973 Don J. DeLeon Notary Public

SEAL-STAMP

NORTH CAROLINA, -----County.

I, a Notary Public of the County and State aforesaid, certify that

x 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 Xenia L. H. H. H. H. H.

is ~~not~~ 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 Wesley S. Soble Deputy ~~Assistant~~ - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake located in the northwest corner of the hereindescribed tract (being the northwest corner of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry) same being the northeast corner of the R. Frank Holder Property as described in Deed Book 968, Page 378, Forsyth County Registry, same also being located in the southern line of the Ernest P. Parker Property as described in Deed Book 944, Page 524, Forsyth County Registry; running thence from the Beginning point along Parker's southern line, crossing a branch, South 82 degrees 51 minutes 55 seconds East 627.45 feet to an iron stake; thence South 37 degrees 46 minutes 55 seconds West 246.82 feet to an iron stake; thence on a new line South 23 degrees 30 minutes 01 second West 107.82 feet to an iron stake; thence on a new line South 05 degrees 20 minutes 39 seconds East 115.85 feet to an iron stake; thence South 43 degrees 25 minutes 15 seconds East 131.95 feet to an iron stake; running thence on a new line South 07 degrees 48 minutes 00 seconds West 27.95 feet to a new iron stake; running thence on a new line South 45 degrees 59 minutes 27 seconds East 5.73 feet to a new iron stake; running thence on a new line South 40 degrees 50 minutes 01 second West 78.55 feet to a new iron stake; running thence on a new line South 10 degrees 20 minutes 49 seconds West 29.59 feet to a new iron stake located in a northern line of the Hubbard Realty of Winston-Salem, Inc. Property as described in Deed Book 1222, Page 466, Forsyth County Registry; running thence with a northern line of said Hubbard Realty Property North 86 degrees 16 minutes 40 seconds West 89.66 feet to an iron stake; running thence along an eastern line of said Hubbard Realty Property North 51 degrees 36 minutes 42 seconds West 535.88 feet to an iron stake; running thence along an eastern line of the Hubbard Realty Property and falling in with the eastern line of the R. Frank Holder Property North 05 degrees 38 minutes 09 seconds East 366.45 feet to an iron stake, the point and place of the BEGINNING, containing 6.387 acres, more or less, and being an eastern portion of the Jean C. Dempster Property as described in Deed Book 1025, Page 401, Forsyth County Registry, all as per the survey of Thomas A. Riccio, R.L.S. made June 15, 1987, drawing number 87-064A, and being a portion of Tax Lot 32 of Forsyth County Tax Block 4433.

Together with that perpetual right and easement of ingress, egress, and regress described in that Deed of Easement recorded in Deed Book 854, Page 80, Forsyth County Registry, said easement being appurtenant to and running with the hereinabove described land and same is hereby granted to the grantee and her successors in title forever.

This conveyance is subject to a perpetual right and easement of ingress, egress, and regress over and upon the southwest corner of the hereinabove described property, which easement the grantor has conveyed and granted for the benefit of that property described in Deed Book 1619, Page 96, Forsyth County Registry, and upon which the grantor hereby reserves and retains unto herself and her successors in title forever a perpetual right and easement of ingress, egress, and regress, said easement being appurtenant to and running with the hereinabove described land, and same being more particularly described as follows:

BEGINNING at a new iron stake located in a southern line of the Jean C. Dempster Property as described in Book 1025, Page 401, Forsyth County Registry, same being located in the southwestern corner of the herein described easement, and same being located the following two courses and distances from the southwest corner

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Carol Dyer 21 61 89
for DIRECTOR 1661 P034E DATE

of Lot 24 (said corner being located in the northern right of way line of Westland Land) of Westland, Section One, as recorded in Plat Book 26, Page 132, Forsyth County Registry, as follows:
North 26 degrees 19 minutes 21 seconds East 72.56 feet to an iron stake and North 86 degrees 16 minutes 40 seconds West 120.64 feet to an iron stake (the beginning point); running thence from the Beginning point North 10 degrees 20 minutes 49 seconds East 29.59 feet to an iron stake; running thence North 40 degrees 50 minutes 01 second East 78.55 feet to an iron stake; running thence South 49 degrees 10 minutes 00 seconds East 25.0 feet to a point; running thence South 40 degrees 50 minutes 01 second West 71.74 feet to a point; running thence South 10 degrees 20 minutes 49 seconds West 19.87 feet to a point; running thence North 86 degrees 16 minutes 40 seconds West 25.17 feet to an iron stake, the point and place of the Beginning, all as per the survey of Thomas L. Riccio, R.L.S., made June 15, 1987.

APPROVED

CITY PLANNING BOARD

Carol Dix 21 6189
for DIRECTOR DATE