

164777
STATE OF NORTH CAROLINA
SEP 28 '89
PB. 16725
Real Estate Excise Tax
42.00

164776
STATE OF NORTH CAROLINA
SEP 28 '89
PB. 16725
Real Estate Excise Tax
28.00

71

BAL
BADGETT AND PHILLIPS
ATTORNEYS AT LAW
200 West First Street
Winston-Salem, NC 27101

PRESENTED FOR
REGISTRATION
AND RECORDED

SEP 28 12 03 PM '89

L.L. FEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

BR1677 P0205

Excise Tax

Recording Time, Book and Page

Tax Lot No. 26 M Block 5357 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to

This instrument was prepared by George F. Phillips, Attorney.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of September, 19 89, by and between

GRANTOR

GRANTEE

Kathleen West Joyce
and husband,
Ben F. Joyce

Samuel Gray Thomas
and wife,
Jean T. Thomas

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 Forsyth, Kernersville Township,

County, North Carolina and more particularly described as follows:

BEGINNING at a existing iron stake lying at the southeast corner of Betty West Whicker Property described in Book 1503 at Page 1444 of the Forsyth County, North Carolina, Registry, said existing iron stake further lying in the western margin of the right-of-way of Old North Carolina Highway 66; thence with the southern boundary line of the said Betty West Whicker Property North 87 deg. 55' 48" West 224.16 feet to an existing iron stake, a common corner with said Whicker and further lying in the eastern boundary line of a new tract of land this date conveyed to Ruth West Vance; thence with the eastern boundary line of said Vance Property and falling in with the new eastern line of a tract of property conveyed this date to Betty West Whicker South 10 deg. 16' 24" West 184.15 feet to a new iron stake lying in the southern boundary of the Gertrude Fulp West Estate Property, a new common corner with Betty West Whicker and further lying in state road 2415; thence with the southern boundary line of the said estate property South 87 deg. 14' 08" East 256.62 feet to a P.K.Nail lying in the western margin of Old North Carolina Highway 66 and in State Road 2415 the old southeast corner of the Gertrude Fulp West Estate Property; thence North 05 deg. 14' West 121.52 feet to an existing iron stake lying in the western margin of said Highway 66 and further lying in the eastern boundary line of said estate property; thence North 10 deg. 13' East 65.50 feet to the point and place of BEGINNING; containing 0.99 acres, more or less.

BK1677 P0206

The property hereinabove described was acquired by Grantor by instrument recorded inBook 1517,.....
Page 1108

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:

Restrictions and Easements of record including those certain easements described in
Book 1517 at Page 1111, 1112.

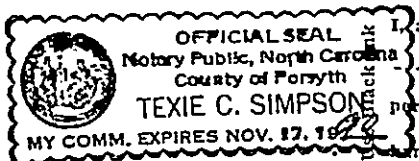
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its
corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first
above written.

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

USE BLACK INK ONLY

Kathleen West Joyce (SEAL)
Kathleen West Joyce
Ben F. Joyce (SEAL)
Ben F. Joyce
----- (SEAL)
----- (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that
Kathleen West Joyce and husband, Ben F. Joyce Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 28th day of September, 1989.
My commission expires: November 17, 1990 *Texie C. Simpson* 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 of *Texie C. Simpson*
a Notary Public of Forsyth County, North Carolina

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 *Jessie Golden* L. E. SPEAS REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant - Register of Deeds