

126 BK1681 P4138

PRESENTED FOR  
REGISTRATION

DEC 7 4 57 PM '89

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

10 EPD

Excise Tax

Recording Time, Book and Page

Tax Lot No. ....

Parcel Identifier No. ....

Verified by .....

County on the

day of

, 19 ..

by .....

Mail after recording to

This instrument was prepared by Raymond D. Thomas *Box*

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of December, 19 89, by and between

GRANTOR

GRANTEE

B.M.E., Ltd., a North  
Carolina Corporation

RALPH C. KIMEL, JR.

Property Address:  
2050 E. 5th Street  
Winston-Salem, NC 27101

Mailing Address:  
Rt. 5, Box 207-1  
Mocksville, NC 27028

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

See attached "Exhibit A" which is incorporated herein by reference.

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The property hereinabove described was acquired by Grantor by instrument recorded in  
Deed Book 1662 at Page 2987, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book N/A page N/A.

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:

Subject to easements and/or restrictions of record, if any, and ad valorem taxes.

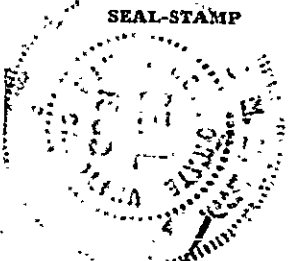
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

B.M.E., LTD., a North  
Carolina Corporation  
By: George C. Page  
President  
ATTEST: Jane B. Page  
Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

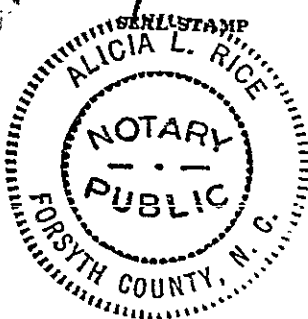
SEAL-STAMP



NORTH CAROLINA, \_\_\_\_\_ County.

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Jane B. Page  
personally came before me this day and acknowledged that S he is \_\_\_\_\_ Secretary of  
B.M.E., LTD. 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 her as its \_\_\_\_\_ Secretary.  
Witness my hand and official stamp or seal, this 7th day of December, 1989.

My commission expires: August 11, 1992 Alicia L. Rice Notary Public

The foregoing Certificate(s) of Alicia L. Rice 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

FORSYTH

By Jessie Gaden Deputy/Assistant - Register of Deeds

## EXHIBIT A

BEGINNING at a concrete monument located at the point of intersection of the southern right-of-way line of East Fifth Street (250 foot right-of-way) and the northwest corner of the property belonging to AT&T Communications, Inc. Deed Book 1529, Page 1558, Forsyth County Registry; thence South  $20^{\circ} 32' 57''$  West 271.12 feet to a new iron pipe; thence North  $59^{\circ} 21' 18''$  West 150 feet to a new iron pipe in the southeast corner of Duke Power Company Book 1678, Page 1737, Forsyth County Registry; thence North  $20^{\circ} 32' 57''$  East 271.12 feet to an iron pin; thence running in an easterly direction along the southern right-of-way line of Fifth Street South  $59^{\circ} 21' 18''$  East 150 feet to the POINT AND PLACE OF BEGINNING, containing 0.919 acres, more or less.

FOR FURTHER REFERENCE see survey prepared by Larry L. Callahan, R.L.S., dated March 9, 1989 and designated B.M.E., Ltd., and revised December 6, 1989 and re-designated Ralph C. Kimel, Jr. and designated as Job No. 5311-4.

TOGETHER with a permanent non-exclusive easement running with the land for ingress, egress and regress over the following-described property:

BEGINNING at an existing iron pipe located at the point of intersection of the southeast corner of the property of Globe International, Inc., Deed Book 1397, Page 815, Forsyth County Registry and the western right-of-way line of Lowery Street (100 foot right-of-way); thence from said Point and Place of Beginning North  $70^{\circ} 56'$  West 349.96 feet to a new iron pipe; thence North  $59^{\circ} 21' 18''$  West 150 feet to a point; thence South  $20^{\circ} 32' 57''$  West 40.24 feet to a point located in the northern property line of Larry E. Hutchens, Deed Book 1656, Page 3177, Forsyth County Registry; thence running along the northern property line of the aforesaid Hutchens property South  $59^{\circ} 13' 51''$  East 150 feet to a new iron pipe; thence continuing along the northern property line of the Hutchens tract South  $70^{\circ} 56'$  East 354.06 feet to an existing iron pipe said iron pipe being located in the western right-of-way line of Lowery Street; thence running in a northerly direction along the western property line of Lowery Street North  $18^{\circ} 58' 44''$  East 40.03 feet to the POINT AND PLACE OF BEGINNING.

KIMEL-D-GEM-FT