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BK1690 P3081

PRESENTED FOR
REGISTRATION
AND RECORDED

APR 17 4 10 PM '90

REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

#1000 Pd GC

US 126

STATE OF NORTH CAROLINA

Real Estate Excise Tax

230.00

RECORDED

Excise Tax

Recording Time, Book and Page

Tax Lot No. Block 5354 E, Lot 301 and 1A Parcel Identifier No. _____

Verified by _____ County on the _____ day of _____, 19____

by _____

Mail after recording to M. Bradley Harrold, Fisher Fisher Gayle Clinard & Craig, P.A.
P.O. Drawer 1150, High Point, NC 27261

This instrument was prepared by M. Bradley Harrold

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of April, 1990, by and between

GRANTOR

GRANTEE

CHARLES D. ANDREWS and
BAMBI L. ANDREWS

HEINZ A. SCHMIDT and wife,
CHRISTEL M. SCHMIDT

5060 West Road
Kernersville, NC 27284

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 _____, Kernersville _____ Township, Guilford _____ County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

Charles D. Andrews, a Grantor herein, joins in this Deed for the sole purpose of relinquishing any right, title or interest he may have in the property located at 5060 West Road, Kernersville, North Carolina, by virtue of his marriage to Bambi L. Andrews.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1583, Page 1752
See also: Book 1583, Page 1011 and Book 1473, Page 1115.

A map showing the above described property is recorded in Plat Book 30 page 179.
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:

Easements, restrictions and rights-of-way of record, if any.

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 the Board of Directors, the day and year first above written.

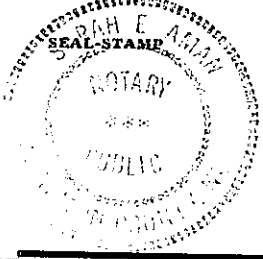
(Corporate Name)
By: -----

President
ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

Charles D. Andrews (SEAL)
Charles D. Andrews
Bambi L. Andrews (SEAL)
Bambi L. Andrews
----- (SEAL)
----- (SEAL)



NORTH CAROLINA, Johnston County.
I, a Notary Public of the County and State aforesaid, certify that Charles D. Andrews
and Bambi L. Andrews Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 9th day of April, 1990.
My commission expires: 6/12/91 Jean E. Chan Notary Public

SEAL-STAMP

NORTH CAROLINA, Guilford County.
I, a Notary Public of the County and State aforesaid, certify that Bambi L. Andrews Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 17th day of April, 1990.
My commission expires: 8/16/93 M. Bradley Harrold Notary Public
My commission expires: _____ Notary Public

M. BRADLEY HARROLD
NOTARY PUBLIC
GUILFORD COUNTY, N.C.
My commission expires 8/16/93

The foregoing Certificate(s) of Sarah E. Aman, N.P. Johnston Co., N.C. and
M. Bradley Harrold, N.P. Guilford Co., N.C.

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. Spears REGISTER OF DEEDS FOR Forsyth COUNTY
By Amia Childress Deputy Assistant Register of Deeds

EXHIBIT A

BEGINNING at an iron stake, said iron stake marking the northeast corner of the Charles D. Andrews property (Deed Book 1473, Page 1115, Forsyth County Registry) and also marking the southwest intersection of Weston Brooke Trail and West Road; thence from said BEGINNING point along the East line of the Andrews property South $06^{\circ} 06'$ West 297.49 feet to an iron stake marking the southeast corner of the Andrews property; thence North $86^{\circ} 26' 54''$ West 273.20 feet (crossing an iron stake at 216.57 feet) to an iron stake; thence North $06^{\circ} 40' 16''$ East 309.97 feet to an iron stake along the southern right-of-way line of Weston Brooke Trail; thence along said right of way line South $83^{\circ} 49' 55''$ East 269.84 feet (crossing an iron stake at 54.84 feet) to an iron stake marking the point and place of BEGINNING and containing 1.892 acres, more or less. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, dated April 2, 1990, entitled "Map for Heinz A. Schmidt and wife, Christel M. Schmidt" and designated as Job Number 1669-1.

The above-described property is all of that property described in Deed Book 1473, Page 1115, and Deed Book 1583, Page 1011, in the Forsyth County Registry. This property is also designated as Tax Lot 301 in Block 5354E (formerly Block 5354/Lot 137D) and part of Lot 1 in Block 5354E on the Forsyth County Tax Maps.