

MAIL TAX BILL TO: Grantee, 6321 Vance Rd, Kernersville NC 27284

Drafted By: Raymond D. Thomas Box

NORTH CAROLINA

DEED

FORSYTH COUNTY

Of this Deed made the 16th day of October, 1990 by and between Jeffrey Lynn Carter and wife Rhonda B. Carter; Loretta Lee Carter Linville and husband, Richard V. Linville; and Carolyn C. Dalton and husband, Wayne E. Dalton, all of Forsyth County, state of North Carolina, hereinafter referred to in the singular as Grantor, to Loretta Lee Carter Linville of Forsyth County, state of North Carolina, hereinafter referred to as Grantee;

WITNESSETH

DIVISION OF LAND

WHEREAS, Jeffrey Lynn Carter, Carolyn C. Dalton and Loretta Lee Carter Linville are the owners as tenants in common of a 14.31 acre tract and being a part of Tract No. II as described in a deed recorded in Deed Book 1658 at page 4049 and further being designated as Tax Lot 6G, Block 5240, Belews Creek Township on the Forsyth County Tax Maps; and

WHEREAS, Jeffrey Lynn Carter, Carolyn C. Dalton and Loretta Lee Carter Linville desire to divide said 14.31 acre tract among themselves with each being deeded a 4.77 acre tract; and

WHEREAS, in addition to the division of the 14.31 tract among themselves, Jeffrey Lynn Carter, Carolyn C. Dalton and Loretta Lee Carter Linville desire to give and grant to the other and further retain a perpetual non-exclusive thirty foot easement running from the northwest corner of a 4.77 acre tract which this day has been deeded to Loretta Lee Carter Linville by deed recorded in Deed Book 1706 at page 2281, Forsyth County Registry and continuing to run generally in a southerly direction, the west line of said thirty foot easement running along the west line of the 4.77 acre tract conveyed to each of the tenants in common and the east line running parallel with the west line of said 4.77 acre tract and said common easement further being described on EXHIBIT B which is attached hereto and made a part hereof.

NOW THEREFORE, the Grantor and each of them, 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, the heirs, successors and assigns of said Grantee, in fee simple, subject to the rights of the Grantor in and to a common easement as described on EXHIBIT B attached hereto, all of that certain lot or parcel of land situate in Belews Creek Township, Forsyth County, North Carolina, more particularly described on EXHIBIT A attached hereto and made a part hereof.

APPROVED

CITY - COUNTY PLANNING BOARD

Michelle Overby 12/17/90
For DIRECTOR DATE

TO HAVE AND TO HOLD, the aforesaid lot or parcel of land and all privileges and appurtenants thereto belonging to the Grantee, the Grantee's heirs, successors and assigns, in fee simple, subject to the rights to the common easement by the Grantors as described on EXHIBIT B attached hereto.

AND the Grantors covenant with the Grantee, the Grantee's heirs, successors and assigns, that the Grantor and each of them is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is free and clear of all encumbrances, that the Grantor and each of them will warrant and defend the title against all the lawful claims of all persons whomsoever save and except the rights of the Grantors retained to and for a common easement for the purposes of ingress, egress and regress over and to the property conveyed herein and the 4.77 acre tracts this day conveyed to any of the Grantors herein and further subject to any other easements, restrictions and rights-of-way of record.

IN TESTIMONY WHEREOF, each of the Grantors herein have hereunto set their hands and seals the day and year first above written.

Jeffrey Lynn Carter
Jeffrey Lynn Carter

Rhonda B. Carter
Rhonda B. Carter

Loretta Lee Carter Linville
Loretta Lee Carter Linville

Richard V. Linville
Richard V. Linville

Carolyn C. Dalton
Carolyn C. Dalton

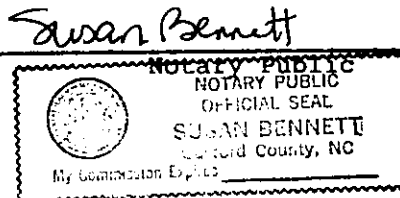
Wayne E. Dalton
Wayne E. Dalton

STATE OF NORTH CAROLINA, Forsyth County

I, Susan Bennett, a Notary Public of ^{Cassford} the County and State aforesaid, do hereby certify Jeffrey Lynn Carter and wife, Rhonda B. Carter, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Trust.

Witness my hand and official stamp or seal, this the 17th day of October, 1990.

My Commission Expires: 9-5-92



STATE OF NORTH CAROLINA, Forsyth County

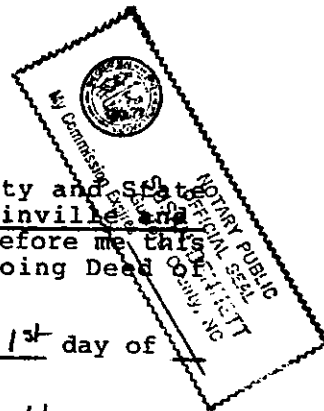
I, Susan Bennett, a Notary Public of the Guilford County and State of North Carolina aforesaid, do hereby certify Loretta Lee Carter Linville and her husband, Richard V. Linville, personally appeared before me this 1st day and acknowledged the due execution of the foregoing Deed of Trust.

Witness my hand and official stamp or seal, this the 1st day of Nov., 1990.

My Commission Expires: 2-5-92

Susan Bennett

Notary Public



STATE OF NORTH CAROLINA, Forsyth County

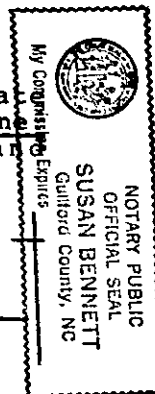
I, Susan Bennett, a Notary Public of the Guilford County and State of North Carolina aforesaid, do hereby certify Carolyn C. Dalton and husband, Wayne E. Dalton, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Trust.

Witness my hand and official stamp or seal, this the 16th day of October, 1990.

My Commission Expires: 9-5-92

Susan Bennett

Notary Public



STATE OF NORTH CAROLINA
COUNTY OF Forsyth

The foregoing (or annexed) certificates of Susan Bennett N.P. Guilford Co is (are) certified to be correct. This the 18 day of Dec, 1990.

NC

L. E. SPEAS, REGISTER OF DEEDS

BY: Jessie Hobbs

Deputy/Assistant

PRESENTED FOR
REGISTRATION
AND RECORD

90 DEC 18 P3:16

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

#14.00pd
VP

EXHIBIT A

BEGINNING at a concrete monument at the northwest corner of the property of Duke Power Company as described in Deed Book 1020 at page 273, Forsyth County Registry, and further being the southeast corner of the property of Charlie A. Morphies as described in Deed Book 1209 at page 219, Forsyth County Registry; and the northeast corner of this tract; thence with the line of Duke Power Company South 6 degs. 13' 19" East 10.72 feet to an established iron pipe; thence continuing with the line of Duke Power Company South 17 degs 52' 34" West 89.90 feet to a tack in Duke Power Company's contour marker; thence continuing with the line of Duke Power Company South 15 degs 33' 58" West 152.70 feet to a new iron pipe at the northeast corner of a 4.77 acre tract this day conveyed to Jeffrey Lynn Carter; thence with the north line of said Jeffrey Lynn Carter North 80 degs 46' 42" West 942.82 feet to a new iron pipe in the east line of the property of Ruby T. Carter as described in Deed Book 771 at page 181, Forsyth County Registry; thence with the line of said Ruby T. Carter North 04 degs. 30' East 180 feet to an existing stone at the southeast corner of the property of Charlie W. Morphies as described in Deed Book 526 at page 332, Forsyth County Registry; thence with the south line of Charlie W. Morphies property South 84 degs 55' 45" East 764.75 feet to an established iron pipe at the southwest corner of the property of Charlie A. Morphies as described in Deed Book 1209 at page 219, Forsyth County Registry; thence with the south line of Charlie A. Morphies property South 84 degs. 55' 45" East 223.03 feet to the point and place of BEGINNING containing 4.77 acres more or less and being designated as a part of Tax Lot 6G, Block 5240, Belews Creek Township on the Forsyth County Tax Maps according to a survey made by Larry L. Callahan entitled "Map for Rosa E. Carter Heirs", Job No. 4790-4 dated May 16, 1988.

EXHIBIT B

COMMON EASEMENT

BEGINNING at an existing stone at the northwest corner of that property designated as Tract No. II as set forth in a deed recorded in Deed Book 1638 at page 4049, Forsyth County Registry, a corner with the property of Charlie W. Morphies as described in Deed Book 526 at page 332, Forsyth County Registry, and further being distant from a concrete monument at the northwest corner of the property of Duke Power as described in Deed Book 1020 at page 273, Forsyth County Registry, North 84 degs. 55' 45" West 987.78 feet; thence from said point of BEGINNING and running with the east line of the property of Ruby T. Carter as described in Deed Book 771 at page 181, Forsyth County Registry, and the west line of the property this day conveyed to Loretta Lee Carter Linville, Jeffrey Lynn Carter, and Carolyn C. Dalton, South 04 degs. 30' West 699.96 feet to a concrete monument in the line of the property of Duke Power Company as described in Deed Book 1005 at page 992, Forsyth County Registry; thence with the north line of said Duke Power property South 81 degs. 53' 06" East 30 feet to a point; thence North 04 degs. 30' East running parallel with the west line of this thirty foot easement as herein described 699.96 feet to a point in the south line of the property of Charlie W. Morphies; thence North 84 degs. 55' 45" West 30 feet to the point and place of BEGINNING and being a thirty foot easement.