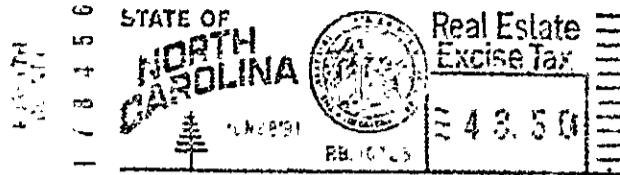


DRAFTED BY: William L. Nelson

370

RECORDING TIME
PRESENTED FOR
REGISTRATION
AND RECORDED

BK1719 P1286



'91 JUN 28 P4:48

L. E. SPEAR
REGISTER OF DEEDS
FORSYTH CO. N. C.

EP

EXCISE TAX 43.50

PROBATE AND FILING FEE \$ 10.00 PAID

Tax Block: 4641 Lot: 102B Parcel Identifier No.:
Property Address: 4980 Fleetwood Circle, Winston-Salem, NC
Mail after recording to: Grantee 4980 Fleetwood Circle, Winston-Salem, NC 27106
Mail future tax bills to:

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of June, 19 91, by and between

GRANTOR

JOHN W. HANCOCK, SR., and wife,
NACMA B. HANCOCK

GRANTEE

LORI B. POUNDERS, unmarried

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, in consideration of \$ 10.00 ovc, Ten Dollars and other valuable considerations 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 in Forsyth County, North Carolina Vienna Township, more particularly described as follows:

Beginning at an iron stake in the Southern right of way line of Fleetwood Circle, said point being the Northwestern corner of property now or formerly owned by Thomas W. Chambers as described in Book 1269 at page 1439 in the Forsyth County Registry; thence running with Chamber's line S 29° 00' 39" West 268.50' to an iron stake; thence running N 76° 44' 37" West 38.46' to an iron stake; thence running N 17° 35' 22" East 260.67' to an iron stake in the Southern right of way line of Fleetwood Circle; thence with said right of way line S 75° 48' 00" East 91.68' to an iron stake, the point and place of beginning, containing .39 acres, more or less, and being known as Lot 102B, Block 4980 on the Forsyth County Tax Maps, and also being the same property as shown on a map entitled property of Lori B. Pounders, prepared by John Edward Beeson, dated June 26, 1991.

ALSO CONVEYED herein is an Easement set out on Exhibit "A" attached hereto and made a part hereof as if fully set out herein.

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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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

Easements, restrictions and right of ways of record.

IN WITNESS WHEREOF the Grantor has 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.

John W. Hancock Sr. (seal) _____ (seal)
JOHN W. HANCOCK, SR. (seal) _____ (seal)
Naoma B. Hancock (seal) _____ (seal)
NAOMA B. HANCOCK (seal) _____ (seal)
_____ (seal) _____ (seal)

Corporate Name

ATTEST:

By: _____
_____ President _____ Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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.

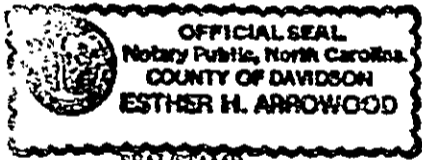
Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Esther H. Arrowood, a Notary Public of Davidson Forsyth County, NC, do hereby certify that JOHN W. HANCOCK, SR., and wife, NAOMA B. HANCOCK



personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 28th day of June, 1991.

SEAL/STAMP

My commission expires 4-28-95, 19____. Esther H. Arrowood Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Esther H. Arrowood, NP Davidson Co. NC

is/are certified to be correct.

This the 28 day of June, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:

Jeri Stagner Deputy/Assistant
Forsyth County Register of Deeds Since 1/1/80

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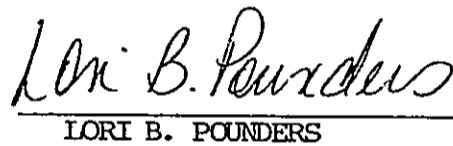
EXHIBIT "A"

The grantors herein hereby convey to the grantee a permanent easement for the use, upkeep and maintenance of the septic tank located on the remaining portion of property presently known as Lot 102, Block 4641, on the Forsyth County Tax Map, said property being described in Deed Book 506 at page 81 in the Forsyth County Registry. Said septic tank is presently serving the property being conveyed herein and this Easement shall continue until such time as public sewer service is available to the property being conveyed herein. Within 180 days of the availability of public sewer service, the grantees herein, and/or their successors in title agree to terminate the use of the existing septic tank.

The parties agree that the grantees herein shall have the right to go upon the property which is the subject to this easement and any adjoining property that may be necessary for the continued use, maintenance and servicing of said septic tank and the grantees agree that any and all cost regarding the use, maintenance and servicing will be their responsibility exclusively. This Easement is a permanent easement subject to the conditions contained herein and runs with the above described property and is an easement appurtenant thereto.


JOHN W. HANCOCK, SR.


NAOMA B. HANCOCK


LORI B. PONDERS