

BK1722 P2721

PRESENTED FOR
REGISTRATION
AND RECORDING



PREPARED BY: H. DWIGHT NELSON

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NORTH CAROLINA

FORSYTH COUNTY

EXECUTOR'S DEED L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

#8.00 pd.

THIS DEED, Made this the 12th day of June, 1991 by R. FRANK MCNEIL, Executor, of the Estate of Obie W. McMichael, Grantor to BARBARA M. LUNSFORD, Grantee all of Forsyth County, North Carolina.

WITNESSETH

That OBIE W. MCMICHAEL, died testate in Forsyth County, North Carolina on July 11th, 1990, leaving a Last Will and Testament dated July 18th, 1989, that has been duly probated.

That OBIE W. MCMICHAEL by his will directed his Executor to convey certain real property to his devisees.

A family settlement agreement was recorded on April 5th, 1991, in Book 1712, Page 3658 of the Forsyth County Registry.

WHEREAS the said R. FRANK MCNEIL has caused the lands of OBIE W. MCMICHAEL to be surveyed and divided in accordance with the terms of his last will and the family settlement agreement.

NOW, THEREFORE, as directed by the last will of OBIE W. MCMICHAEL, R. FRANK MCNEIL, Executor, does by these presents, hereby sells and conveys to the said BARBARA M. LUNSFORD, and his successors, heirs and assigns, that certain parcel or tract of land, situated in Forsyth County, North Carolina, and described as follows:

BEGINNING at a point in the center of a 30 foot easement, said point being located North 33 deg. 59 min. 04 sec. West 360.00 feet and South 54 deg. 25 min. 38 sec. West 530 feet from a point marked by an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of the Eddie J. McMichael property as recorded in Deed Book 972, page 61 of the Forsyth County Registry; thence from said BEGINNING point with the center of said easement North 33 deg. 59 min. 04 sec. East 180.00 feet to a point marked by an iron; thence North 53 deg. 14 min. 50 sec. East 252.62 feet to a point marked by an iron; thence South 35 deg. 18 min. 22 sec. East 180.00 feet to a point marked by an iron; thence South 53 deg. 16 min. 53 sec. West 256.77 feet back to the point and place of BEGINNING and containing 1.05 acres more or less as per survey by Larry L. Callahan during November of 1990 and being Lot No. 18 of the O. W. McMichael Estate.

DIVISION OF LAND

APPROVED
COUNTY PLANNING BOARD
For: David E. Reed
DATE: 8/8/91

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CONVEYED HERewith and taken subject to is a non exclusive permanent and perpetual easement appurtenant to run with the above described tract being described as follows:

Being 30 foot in width and extending 15 foot on each side of the following described center line; BEGINNING at a point marked by an iron in the North right of way line of U.S. Highway #158 said point being located South 54 deg. 25 min. 38 sec. West 530.00 feet from an iron in the North right of way line of U.S. Highway #158 that marks the Southwestern corner of Eddie J. McMichael (see Deed Book 972, page 61 of the Forsyth County Registry); thence from said BEGINNING point North 33 deg. 59 min. 04 sec. West 598.66 to a point marked by an iron; thence South 54 deg. 35 min. 00 sec. West 573.17 feet to a point marked by an iron stake and there ending and being a permanent and perpetual non-exclusive easement appurtenant to run with the above described property for the purpose of ingress, egress and regress.

SOURCE OF TITLE: O.W.MCMICHAEL Estate 90 E 1139, Deed Book 1712, Page 3658.

TO HAVE AND TO HOLD the aforesaid tract of land, to the said BARBARA M. LUNSFORD and his successors, heirs and assigns forever, in as full and ample manner as said R. FRANK MCNEIL, Executor as foresaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said R. FRANK MCNEIL, Executor, has hereunto set his hand and seal.

R. Frank McNeil (SEAL)
R. FRANK MCNEIL, Executor of the Estate
of Obie W. McMichael

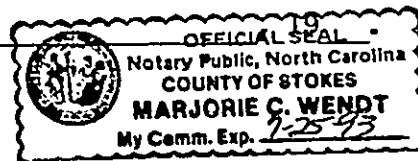
STATE OF NORTH CAROLINA, Forsyth County

I, Marjorie C. Wendt, a Notary Public of ~~Forsyth~~ Stokes County, North Carolina, do hereby certify that R. FRANK MCNEIL, Executor of the Estate of Obie W. McMichael, personally appeared before me and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this 29th day of July, 1991.

Marjorie C. Wendt
Notary Public

My commission expires:



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Marjorie C. Wendt NP (Stokes Co, N-C) (here give name and official title of the officer signing the certificate passed upon)

is (is) certified to be correct. This the 19 day of Aug, 1991.

L. E. Speas, Register of Deeds

By Jessie Holden Deputy-~~Assistant~~

Probate and Filing Fee \$ _____ paid.