

DRAFTED BY: JOHN J. BARROW

RECORDING TIME BK1824 P0374

FORSYTH COUNTY

85-12-94

118

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 MAY 12 P4:55



\$76.00

Real Estate
Excise Tax

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

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: 4720 BEN LANE, WALKERTOWN, NC 27051
Mail after recording to: same
Mail future tax bills to: same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12th day of May, 1994, by and between

GRANTOR

GRANTEE

MARGIE F. BEESON

PAULENE J. BEESON

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) to her
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, KENNERSVILLE Township, more particularly described as follows:

BEGINNING at an existing iron stake marking the northwest corner of the within described property and also marking the southeast intersection the 60' Right of Way of Ben Lane and Kenny Brook Lane; thence from said BEGINNING point along the southern right of way of Ben Lane South 69° 07' 49" East 299.85 feet to a new iron pipe along the line of Donald M. Black (Deed Book 1452, Page 1681, Forsyth County Registry); thence along the western line of the Black property South 20° 52' 38" West 200.00 feet to a new iron pipe; thence a new line within the Betty R. Ogle property (Deed Book 1696, Page 1781, Forsyth County Registry) North 69° 07' 49" West 299.97 feet to a new iron stake along the eastern right of way line of Kenny Brook Lane; thence along the eastern right of way line of Kenny Brook Lane North 20° 54' 51" East 200.00 feet to an existing iron stake marking the point and place of BEGINNING and containing 1.377 acres more or less. This description is in accordance with the survey prepared by Larry L. Callahan, R.L.S., entitled "Map for Margie Beeson", dated September 3, 1992, and being further designated as Job number 5723-3.

The above described property is the northern portion of that property described in Deed Book 1696 at page 1781, Forsyth County Registry and is also the Northern portion of Tax Lots 113 and 125 in Block 5167 on the Forsyth County Tax Maps.

There is also conveyed herewith all rights and benefit of the access easements described in Deed Book 1445, Page 1807; in Deed Book 1453, Page 290; in Deed Book 1620, Page 1104; and in Deed Book 1696, Page 1781, Forsyth County Registry.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)
Forsyth County Register of Deeds from LFD 490

BK1824 P0375

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:

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.

Margie F. Beeson (seal) MARGIE F. BEESON (seal) [Signature] witness (seal)

Corporate Name ATTEST: By: President Secretary Corporate Seal

STATE OF NORTH CAROLINA Forsyth COUNTY I, Deborah K. Bell, Deputy, a Notary Public of Forsyth County, North Carolina, certify that John F. Barrow personally appeared before me this day, and being duly sworn, stated that, in his presence, Margie F. Beeson acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal, this 12 day of May, 1994. Seal must appear here. Seal must be impressed sufficient for the notary's name to be readable. L.E. SPEAS, REGISTER OF DEEDS My commission expires

SEAL/STAMP My commission expires 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 My commission expires, 19 Notary Public

SEAL/STAMP My commission expires 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 My commission expires, 19 Notary Public

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The foregoing Certificate(s) of is/are certified to be correct. This the day of 19 L.E. Speas, Register of Deeds for Forsyth County by: Deputy/Assistant Forsyth County Register of Deeds Since LTD 090