

FORSYTH COUNTY

08-19-94

157

PRESENTED FOR
REGISTRATION
AND RECORDED

'94 AUG 19 P4:08

\$400.00

Real Estate
Excise Tax

STATE OF
NORTH
CAROLINA



DRAFTED BY: Norman L. Nifong

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

MAIL FUTURE TAX BILLS TO: Grantee PO Box 10957
Winston-Salem, NC 27108

BLOCK: 3440 LOT: 12F, 203 and part of Lot 202

NORTH CAROLINA)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 16th day of August, 1994 by and between BILCO CORPORATION, a North Carolina corporation, hereinafter referred to as "Grantor" to CHARLES A. KEY, SR., hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to it 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 in Winston Township, more particularly described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH IN ITS ENTIRETY.

This conveyance is made subject to easements of record and 1994 taxes.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BILCO CORPORATION

By: Reussick
President



(CORPORATE SEAL)
ATTEST:

Larry E. Mearns
1994 Secretary

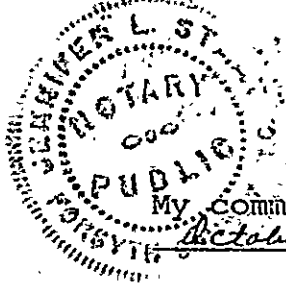
BK1833 P3776

BK1833 P3777

NORTH CAROLINA-Forsyth County

I, a Notary Public, of the County and State aforesaid, certify that
LARRY E. MESSICK personally came before me this day
and acknowledged that s(he) is ASSISTANT Secretary of BILCO
CORPORATION, a North Carolina corporation, and that by authority
duly given and 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 her/him as its ASSISTANT
Secretary.

WITNESS my hand and notarial stamp or seal, this the 16th day of
August, 1994.



Jennifer L. Staat
NOTARY PUBLIC

My commission expires:
October 27, 1997

The foregoing certificate(s) of Jennifer L. Staat
a Notary Public of Forsyth County and State of North
Carolina is/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. SPEAS, REGISTER OF DEEDS
FOR FORSYTH COUNTY

By: Jeri Wagner
Deputy-Assistant

BK1833 P3778

EXHIBIT "A"

Beginning at an iron at the southeast corner of Tract 1 as described in deed recorded in Book 1832 at Page 1150, Forsyth County Registry, said iron also being the northeast corner of property formerly occupied by Wachovia Bank and Trust Company, said iron also being located .30 feet east of the right-of-way of North Patterson Avenue; thence from said beginning point along the west right-of-way line of North Patterson Avenue on a curve to the left the radius of which is 3895.00 feet having an arc distance of 382.21 feet and a chord bearing and distance of South 0° 30' 11" West 382.05 feet to an iron, the northeast corner of property now or formerly owned by Anne H. Gaither described in deed recorded in Book 1639 at page 1502, Forsyth County Registry; thence along Gaither's north line, North 87° 18' 30" West 199.85 feet to a p.k. nail in the east line of property now or formerly owned by Billy D. Horne as described in deed recorded in Book 1448 at Page 1402, Forsyth County Registry; thence along a portion of Horne's east line and falling in with his north line, the two (2) following courses and distances, to-wit: North 03° 30' 30" West 75.19 feet to an iron and North 87° 18' 00" West 118.78 feet to an iron in the east line of property now or formerly owned by Jimmy F. Tomlinson as described in deed recorded in Book 1605 at Page 2352, Forsyth County Registry, said iron also being in the east line of Brookside First Release recorded in Plat Book 12 at Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence along Tomlinson's east line and falling in with the east line of property of Roosevelt Glenn as described in Book 1302 at Page 151 and Cook's property as described in deed recorded in Book 1183 at page 1300, Forsyth County Registry, North 02° 42' 30" East 280.06 feet to an iron; thence on a new line, North 61° 18' 39" East 51.28 feet to a p.k. nail; thence South 87° 03' 34" East 106.11 feet to an iron at the northwest corner of property formerly occupied by Wachovia Bank and Trust Company; thence along Wachovia's north line, South 87° 18' 03" East 150.07 feet to the point and place of beginning.

MINOR
SUBDIVISION APPROVAL
David E. Reel
for **DAVIESS CITY COUNTY PLANNING DEPT**
8/18/94