



FORSYTH COUNTY

89-13-94



\$273.00

Real Estate Excise Tax

Excise Tax

BK1835 P3217

PRESENTED FOR REGISTRATION AND RECORD

110

'94 SEP 13 P3:19

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

12.00
Debra
Lambert

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the ... day of, 19

Mail after recording to Peebles Box

This instrument was prepared by SUSAN A. HERRING

Brief description for the Index Lot 26T, Block 5354

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of SEPTEMBER, 19 94, by and between

GRANTOR

GRANTEE

RAYMOND C. LARCHER
and wife
SHARON L. LARCHER

JAMES T. MARTIN
and wife
MARCIA E. MARTIN

Property Address: 5069 West Road
Kernersville, N.C. 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, 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 in fee simple, all that certain lot or parcel of land situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

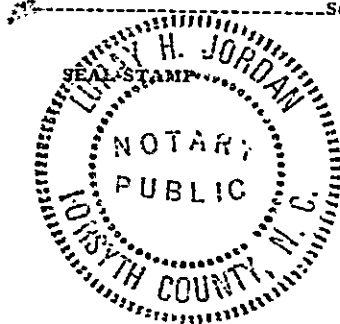
Easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

RAYMOND C. LARCHER (SEAL)
SHARON L. LARCHER (SEAL)



NORTH CAROLINA, Forsyth County.
I, a Notary Public of the County and State aforesaid, certify that RAYMOND C. LARCHER and wife SHARON L. LARCHER Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of September, 1994. My commission expires: 4-22-98 Larry H. Jordan Notary Public

SEAL-STAMP
NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that Secretary of 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 as its Secretary. Witness my hand and official stamp or seal, this day of, 19..... My commission expires: Commission Expires Sept 22, 1999 Notary Public

The foregoing Certificate(s) of Larry H. Jordan, N.C. Forsyth Co. N.C.

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 FORSYTH COUNTY
BY [Signature] Deputy, Assistant - Register of Deeds

BK1835 P3219

EXHIBIT A

BEGINNING at an iron stake located in the East right of way line of West Road, said iron stake also being located at the northwesternmost line of that property now or formerly owned by James Ballard described in Deed Book 1504, Page 1733, Forsyth County Registry, thence North 85 degs. 03 minutes 07 seconds West 29.32 feet to an iron stake in the centerline of West Road; thence with the centerline of West Road North 06 degs. 03' 08" East 136.28 feet to an iron stake in the centerline of West Road; thence South 85 degs. 01' 49" East 29.82 feet to an iron stake in the East right of way line of West Road; thence continuing South 85 degs. 01' 49" East 297.40 feet to an iron stake in the line of the Norman T. Bennett tract described in Deed Book 1340, Page 1001, Forsyth County Registry; thence with the line of Norman T. Bennett south 05 degs. 00' 05" West 136.14 feet to an iron stake, thence with the line of James Ballard North 85 degs. 03' 07" West 300.40 feet to an iron stake the point and place of BEGINNING, being 1.027 acres more or less, also being Tax Lot 26T of Block 5354 of the Forsyth County Tax Maps as they are currently constituted, all according to a survey by Philip T. Hendrick, R.L.S, entitled "Map for James T. and Marcia Martin dated 9-1-1994.

Subject to a nonexclusive easement over a 30-ft strip of property on the entire Westernmost portion of the above-described property (being a part of West Road) for the purposes of ingress and egress and for the utility purposes, which easement is hereby reserved for use by and the benefit of other residents of the subdivision being developed and the successors and assigns of each.