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FORSYTH CO, NC 44 FEE: \$ 16.00
PRESENTED & RECORDED: 12/11/1996 12:21PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODGE
Rec STATE OF NC REAL ESTATE EXT: \$ 130.00

Excise Tax _____

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

Mail after recording to Danny McGuire, P. O. Box 1716, Clemmons, NC 27012

This instrument was prepared by Leslie G. Frye

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of October, 1996, by and between

GRANTOR

GRANTEE

POINDEXTER DEVELOPERS, INC.

DANNY MCGUIRE

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 _____, Winston Township,

Forsyth County, North Carolina and more particularly described as follows:

TRACT #1: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being the Northeast corner of Lot #107 as shown on the Map of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said Point of Beginning, with the Northern line of Lot #107, and falling in with the Northern line of Lot #108, North 87° 40' West 210 feet to an iron stake; thence North 2° 20' East 75 feet to an iron stake; thence South 87° 40' East 210 feet to an iron stake in the Western right-of-way line of Gardner Street; thence with said right-of-way line of Gardner Street, South 2° 20' West 75 feet to an iron stake, the point and place of BEGINNING.

TRACT #2: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being distant North 2° 20' East 75 feet from the Northeast corner of Lot #107 as shown on the Plat of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, of Forsyth County Registry; thence from said point of Beginning and with the Western right-of-way line of Gardner Street, North 2° 20' East 75 feet to an iron stake; thence North 87° 40' West 230 feet to an iron stake in the terminus of Morrison Street; thence South 2° 20' West 15 feet to an iron stake in the northern line of Lot #111; thence South 87° 40' East 20 feet to an iron stake, the Northeast corner of Lot #111; thence South 2° 20' West 60 feet to an iron stake; thence South 87° 40' East 210 feet to an iron stake in the Western right-of-way line of Gardner Street, the point and place of BEGINNING.

(OVER)

TRACT #3: BEGINNING at an iron stake in the Western right-of-way line of Gardner Street, said iron stake being distant North 2° 20' East 150 feet from the Northeast corner of Lot #107 as shown on the Plat of Skyland Park, Section 3, as recorded in Plat Book 21, Page 153, in the Office of the Register of Deeds of Forsyth County, N.C.; thence from said point of Beginning, North 87° 40' West 230 feet to an iron stake in the terminus of Morrison Street; thence North 2° 20' East 149.94 feet to an iron stake; thence South 77° 49' East 233.44 feet to an iron stake in concrete; thence South 2° 20' West 110 feet to an iron stake, the point and place of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1273,

Page 727, Forsyth County Registry.

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, restrictions and rights-of-way of record, if any.

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.

POINDEXTER DEVELOPERS, INC.

By: *JW Poinexter*
President

ATTEST: *Janita W. Poinexter*
Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, County.

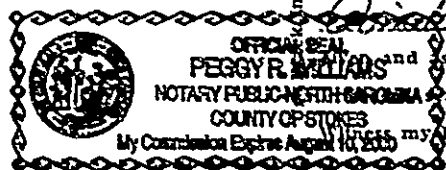
I, a Notary Public of the County and State aforesaid, certify that
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of 19

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that *Janita W. Poinexter*
personally came before me this day and acknowledged that she is Secretary of



Poinexter Developers, Inc. a North Carolina corporation, and that by authority duly
and as the act of the corporation, the foregoing instrument was signed in its name by its
as its Secretary.

Witness my hand and official stamp or seal, this 31st day of October, 1996

My commission expires: August 10, 2000 *Peggy R. Williams* Notary Public

The foregoing Certificate(s) of *Peggy R. Williams, 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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By *[Signature]* Deputy Assistant - Register of Deeds

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