

BK1932 P0843

FORSYTH CO, NC 112 FEE: \$ 19.00
PRESENTED & RECORDED: 01/17/1997 2:46PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXTX: \$ 558.00



Excise Tax Stamps \$558.00

Recording Time, Book and Page

Tax Lot No. 110, Block 5345B Parcel Identifier No.

Verified by County on the day of, 19.....

by

Mail after recording to Raymond D. Thomas - Box

This instrument was prepared by Raymond D. Thomas

Brief description for the Index 16.656 acres along Marietta Dr.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of January, 19 97, by and between

GRANTOR

GRANTEE

O. E. DILLON
and wife,
MABEL S. DILLON
and
GILMER DILLON
and wife,
DOROTHY S. DILLON
and
ROGER L. HASTINGS (Widower)

LANDMARK PROPERTY DEVELOPMENT, LLC
A Limited Liability Company

Mailing Address:
Post Office Box 2551
Kernersville, NC 27285-2551

Property Address:
16.656 acres along Marietta Drive
Kernersville, NC 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, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A WHICH IS 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, restrictions and rights of way of record, if any, and ad valorem taxes.

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.

Roger L. Hastings
Roger L. Hastings (Widower)

By:
..... President

ATTEST:
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Q. E. Dillon (SEAL)
Q. E. Dillon

Mabel S. Dillon (SEAL)
Mabel S. Dillon

Gilmer Dillon (SEAL)
Gilmer Dillon

Dorothy S. Dillon (SEAL)
Dorothy S. Dillon by and through her Attorney

SEAL-STAMP



OFFICIAL SEAL
SONYA R. TURNER
NOTARY PUBLIC, NC
Forsyth County

My Commission Expires

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Q. E. Dillon and wife, Mabel S. Dillon and Gilmer Dillon and Roger L. Hastings (Widower) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of January, 1997.

My commission expires: October 24, 1998 *Sonya R. Turner* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is 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: Notary Public

The foregoing Certificate(s) of

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.

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

BK1932 P0845

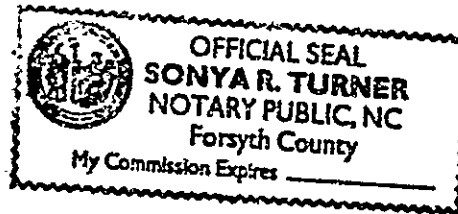
NORTH CAROLINA, Forsyth County

I, Sonya R. Turner, a Notary Public of Forsyth County, North Carolina, do hereby certify that Gilmer Dillon Attorney-in-fact for Dorothy S. Dillon, personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Dorothy S. Dillon, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Book 1667, Page 138, Forsyth County Registry, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Gilmer Dillon acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said Dorothy S. Dillon, I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal, this 16th day of January, 1997.

Sonya R. Turner
Notary Public

My Commission Expires: October 24, 1998



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate(s) of Sonya R. Turner NP
(Here give name and official title of the officer signing the certificate(s) joined up)

is (are) certified to be correct. This the 17th day of January 19 97.

Dickie C. Wood, Register of Deeds

By: Dickie C. Wood Deputy/Assistant

BK1932 P0846

FURNEXCEPTLANDMARK NOT

EXHIBIT A

RE: Landmark Property Development, LLC
16.656 acres, more or less, along Marietta Drive

Property Description:

BEGINNING at an established iron pipe in the north margin of the right of way of Marietta Drive at the southeast corner of the property of Michael T. Cronin as described in Deed Book 1855, Page 2315, Forsyth County Registry; thence with the east line of said Cronin property North 04° 19' 19" East 199.85 feet to an established iron pipe; thence with the north line of said Cronin property North 86° 39' 43" West 210.02 feet to an established iron pipe in the east line of the property of Betty Fulp Tuttle as described in Deed Book 1173, Page 497, Forsyth County Registry; thence with the line of Betty Fulp Tuttle three (3) courses and distances as follows: (1) North 04° 22' 31" East 580.95 feet to an established iron pipe; (2) thence North 87° 49' 52" West 181.10 feet to a stone; (3) thence continuing with a line of Betty Fulp Tuttle property and falling in with the east line of the property of Thomas W. Fulp as described in Deed Book 1173, Page 489, Forsyth County Registry North 02° 51' 48" East 545.03 feet to a point at the southwest corner of Lot 1 of West End Estates as set forth in Plat Book 19, Page 140, Forsyth County Registry; thence with the south line of said Lot 1 North 72° 45' 48" East 145.48 feet to a point at the southwest corner of Lot 2 of said West End Estates; thence with the south line of said Lot 2 North 58° 35' 48" East 142.04 feet to a point; thence southwest corner of Lot 3 of West End Estates; thence with south line of said Lot 3 North 73° 53' 48" East 100.44 feet to a point at the southwest corner of Lot 4 of said West End Estates; thence with the south line of said Lot 4 North 63° 53' 48" East 103.72 feet to a point at the southwest corner of Lot 5 of said West End Estates; thence with the south line of said Lot 5 and falling in with the south line of Lot 6 North 73° 54' 20" East 176.47 feet to a point at the northwest corner of the property of Brenda Ann White as described in Deed Book 1704, Page 1458, Forsyth County Registry (Brenda Ann White property is designated as Lot 4 of Asbury Forest as set forth on a plat recorded in Plat Book 26, Page 186, Forsyth County Registry); thence with the west line of said White property South 20° 57' 00" East 278.08 feet to a new iron pipe in the north margin of the right of way of Asbury Drive; thence crossing Asbury Drive South 03° 57' 28" East 62.88 feet to a new iron pipe, corner with Billie Lee Cartner property (Being Lot 22 of Asbury Forest); thence with said Cartner property South 69° 02' 49" West 220.00 feet to an established iron pipe; thence with said Cartner property South 20° 59' 01" East 230.09 feet to an established iron pipe (the aforesaid line runs with the west property lines of Lots 22 and 21 of Asbury Forest); thence still with said Cartner property and falling in line with the property of John W. Kemper and Ronald N. Barker South 03° 57' 28" East 330.30 feet to an established iron pipe, corner with O. E. Dillon property (the aforesaid line runs with the west property lines of Lots 20, 19 and 18 of Asbury Forest); thence with the line of O. E. Dillon property and further falling in line the property of S. Leo Record South 04° 19' 04" West 453.57 feet to a new iron pipe (the aforesaid line runs with the west property lines of Lots 17, 16 and 15 of Asbury Forest); thence with the north line of S. Leo Record as described in Deed Book 1038, Page 25, Forsyth County Registry North 86° 42' 20" West 210.10 feet to an established iron pipe; thence still with said Record property South 04° 18' 52" West 199.90 feet to an established iron pipe in the north margin of the right of way of Marietta Drive; thence with the north margin of the right of way of Marietta Drive North 86° 39' 52" West 60.01 feet to the point and place of BEGINNING containing 16.656 acres, more or less, and being designated as Tax Lot 110, Block 5345B, Kernersville Township on the Forsyth County Tax Maps according to a survey made by Larry L. Callahan, R.L.S. on February 29, 1996 and being Job No. 8468-3.

The above described property is a part of that described in Deed Book 959, Page 594, and Deed Book 1016, Page 579, Forsyth County Registry.

The spouse of Roger L. Hastings, Eloise S. Hastings died March 15, 1993 (See Estate File 93 E 617 in the Office of the Clerk of Superior Court of Forsyth County).