

FORSYTH CO, NC 140 FEE: \$ 16.00
PRESENTED & RECORDED: 10/08/1999 3:58PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPBE
NO TAXABLE CONSIDERATION
BK2089 P 476 - P 480 *Campbe*

Excise Tax NTC

Recording Time, Book and Page

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

Mail after recording to JOHN M. COX, JR., 4500 OLD RURAL HALL ROAD, WINSTON-SALEM, N.C. 27105.

This instrument was prepared by ELIZABETH M. O'NEAL, ATTY., P.O. BOX 1636, KING, N.C. 27021

Brief description for the Index TRACTS B & G "NO TITLE SEARCH REQUESTED"

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6TH day of SEPTEMBER, 19.96, by and between

GRANTOR

JOHN M. COX, JR., And Wife,
JEAN H. COX, And
PEYTON W. COX, And Wife,
CAROLYN COX, And
CYNTHIA COX MOORE (DIVORCED), And
GEORGE S. COX, And Wife,
KATHERINE H. COX

GRANTEE

JOHN M. COX, JR.

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:

SEE ATTACHED "ATTACHMENT A" INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION OF PROPERTY.

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:

- 1. Subject to Easements and Restrictions of record, if any.
- 2. Subject to 1996 Forsyth County Taxes, now due and payable.
- 3. The warranties of each party made in this deed are personal to each individual party, each party's warranty is separate from warranties made by all other parties and no warranties are jointly made by any of the parties.

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)

(Corporate Name)

By: -----

President

ATTEST: -----

Secretary (Corporate Seal)

USE BLACK INK ONLY

John M Cox Jr ----- (SEAL)

John M. Cox, Jr.

Jean H. Cox ----- (SEAL)

Jean H. Cox

Peyton W. Cox ----- (SEAL)

Peyton W. Cox

Carolyn Cox ----- (SEAL)

Carolyn Cox

Cynthia Cox Moore ----- (SEAL)

Cynthia Cox Moore

George S. Cox ----- (SEAL)

George S. Cox

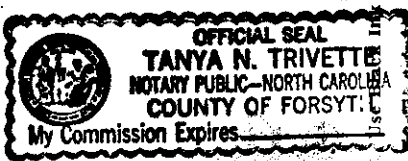
Katherine H. Cox ----- (SEAL)

Katherine H. Cox

----- (SEAL)

SEAL - STAMP

NORTH CAROLINA, Forsyth County.



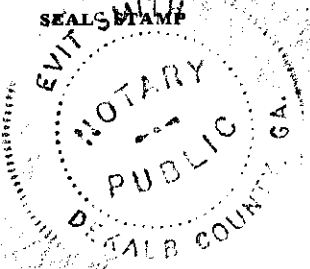
I, a Notary Public of the County and State aforesaid, certify that John M. Cox, Jr. and Wife, Jean H. Cox Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of September, 1999.

My commission expires: 8-8-2004 Tanya N. Trivette Notary Public

SEAL - STAMP

NORTH CAROLINA, _____ County.



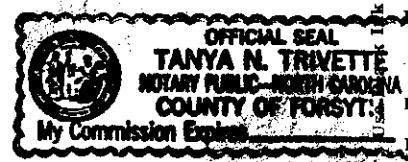
I, a Notary Public of the County and State aforesaid, certify that Peyton W. Cox, and Wife, Carolyn Cox Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of September, 1996.

My commission expires: _____ Euit Smith Notary Public

SEAL - STAMP

NORTH CAROLINA, Forsyth County.



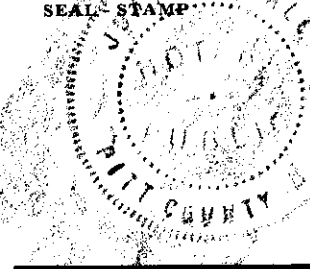
I, a Notary Public of the County and State aforesaid, certify that Cynthia Cox Moore (Divorced) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of August, 1999.

My commission expires: 8-8-2004 Tanya N. Trivette Notary Public

SEAL - STAMP

NORTH CAROLINA, P.H. County.



I, a Notary Public of the County and State aforesaid, certify that George S. Cox, and Wife, Katherine H. Cox Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of November, 1997.

My commission expires: May 30, 2000 Jan C Small 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

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 Tanya N. Trivette, Euit Smith, Jan C Small

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.

FORSYTH
DAVID E. WOOD, REGISTER OF DEEDS

FORSYTH

By Jan C Small _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds.

ATTACHMENT A - JOHN M. COX, JR.

Tract B

Beginning on an iron stake at the southwest corner of John M. Cox, Jr.'s lot from Anna L. Cox as is described in Deed Book 692 Page 401 of the Forsyth County Register of Deeds Office; running thence with the western line of said John M. Cox, Jr., ~~and continuing with the western line of the tract deeded from Anna L. Cox to the John M. Cox estate,~~ N 17° 02' 27"W 139.86 feet to an iron stake, the northwest corner of said John M. Cox, Jr.; thence, a new line by the said Cox heirs, S 73° 01' 32"W 35.66 feet to an iron stake, a new corner in the east line of the Mt. Tabor Food Market, Inc., property as is described in Deed Book 1833 Page 1616; thence, with the east line of said Mt. Tabor Food Market, Inc., S 03° 42' 33"W 149.96 feet to an iron stake, a new corner by the said Cox heirs; thence, a new line by said Cox heirs, N 72° 44' 32"E 88.79 feet to the place of beginning, containing 0.200 Acres, more or less, according to a survey by Steve Lineback dated April, 1996 and revised July 18, 1996 and November 21, 1996, to which reference is hereby made.

Tract G

Beginning on an iron stake, said iron stake being a corner of the John M. Cox heirs' property and lying distant the two(2) following courses and distances from an iron stake in the northern right-of-way line of Don Avenue at the southwest corner of the James D. Collins property as is described in Deed Book 976 Page 137 of the Forsyth County Register of Deeds Office, namely: S 02° 15' 09"W 15.02 feet; thence, N 87° 57' 55"W 66.00 feet to said point of beginning; running thence N 87° 57' 55"W 750.46 feet to an iron stake, a new corner in the east line of Guy R. Hanes property as is described in Deed Book 1695 page 1725; thence, with the east line of said Hanes and continuing with the eastern lines Phyllis Ann Antonokos and Lots 486 and 487 of "Montview" as is shown on a plat recorded in Plat Book 1 Page 106, S 04° 09' 47"W 400.00 feet to an iron stake, said iron stake lying distant N 04° 09' 47"E 19.32 feet from an iron stake at the southeast corner of said Lot 487 of "Montview"; thence, S 87° 56' 52"E 770.99 feet to an iron stake, corner of said Cox heirs and lying distant N 01° 13' 22"E 234.18 feet from an iron stake at the eastern terminus of the north right-of-way line of Kapp Street; thence, N 01° 13' 22"E 400.00 feet to the place of beginning,

MINOR SUBDIVISION

APPROVAL

David E Reed, 9/11/96

for Director, City-County date
 Planning Board (Tract G only)

TRACT B AND G CONTINUED - JOHN M. COX, JR.

containing 6.983 Acres, more or less. This tract is subject to and granted the right to use an access and utility easement over and across a 100-foot westward extension of the forty(40) foot right-of-way of Don Avenue as is presently situated. Reference is made to a survey by Steve Lineback dated April, 1996 and revised July 18, 1996 and November 21, 1996.