

2004035317 00170

FORSYTH CO, NC FEE \$38.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

05-19-2004 01:21 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: R MARSH DPTY

BK:RE 2472

PG:411-419

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail future tax bills to Grantee.

Mail/Box to: Wells Jenkins BOX 108 (LDH)

This instrument was prepared by: T. LAWSON NEWTON

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 19th day of May, 2004, by and between

## GRANTOR

ROBBIE M. WATSON  
 AND WIFE,  
 SHELBY J. WATSON  
 Post Office Box 96  
 Lexington, NC 27293

## GRANTEE

EASTSIDE PROPERTIES LLC,  
 A North Carolina Limited Liability Company  
 Post Office Box 96, Lexington, NC 27293

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE DESCRIPTIONS OF THE FOLLOWING PROPERTIES:

TRACT NO.	STREET ADDRESS	CITY, STATE, ZIP	TAX LOT/BLOCK
Tract 1	2119 East 23 <sup>rd</sup> Street	Winston-Salem, NC 27105	Lots 14 and 15, Block 1206H
Tract 2	2331 Dunbar	Winston-Salem, NC 27105	Lot 215, Block 1383
Tract 3	2109 East 24 <sup>th</sup> Street	Winston-Salem, NC 27105	Lots 5 and 6, Block 1210

Tract 4	2204 East 24 <sup>th</sup> Street	Winston-Salem, NC 27105	Lot 15, Block 2564
Tract 5	135 Alice Street	Winston-Salem, NC 27105	Lots 8A and 9A, Block 3210
Tract 6	2707 Ansonia Street	Winston-Salem, NC 27105	Lot 23, Block 1843
Tract 7	2123 Bowen Boulevard	Winston-Salem, NC 27105	Lots 10, 11, 12, 13, 14 and 15, Block 1206
Tract 8	630 Amanda Place	Winston-Salem, NC 27101	Lot 6, Block 6017
Tract 9	5761-5767 Southwest Acres Drive	Clemmons, NC 27012	Lot 121D, Block 4428
Tract 10	5771-5777 Southwest Acres Drive	Clemmons, NC 27012	Lot 121A, Block 4428
Tract 11	5781-5787 Southwest Acres Drive	Clemmons, NC 27012	Lot 121C, Block 4428
Tract 12	5791-5797 Southwest Acres Drive	Clemmons, NC 27012	Lot 121B, Block 4428
Tract 13	1275 Tredwell Drive	Winston-Salem, NC 27103	Lot 72, Block 2960
Tract 14	913 Hutton Street	Winston-Salem, NC 27107	Lot 21, Block 621
Tract 15	724 West 26 <sup>th</sup> Street	Winston-Salem, NC 27105	Lot 6, Block 1456
Tract 16	80 West 25 <sup>th</sup> Street	Winston-Salem, NC 27105	Lot 151, Block 1455
Tract 17	710 Pittsburgh Avenue	Winston-Salem, NC 27105	Lot 000C, Block 6063
Tract 18	2878 Amber Lane	Winston-Salem, NC 27107	Lot 2F, Block 3239

**SUBJECT TO** conditions, restrictions, and easements or record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
(Entity Name)

Robbie M. Watson (SEAL)  
Robbie M. Watson

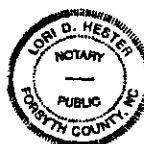
By: \_\_\_\_\_  
Title: \_\_\_\_\_

Shelbia J. Watson (SEAL)  
Shelbia J. Watson

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **ROBBIE M. WATSON AND WIFE, SHELbia J. WATSON**, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of May, 2004.

My Commission Expires: 11-9-2004



Lori D. Hester  
Notary Public

The foregoing Certificate(s) of Lori D. Hester 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: Rebecca Deputy Assistant - Register of Deeds

## EXHIBIT A

Tract 1     2119 East 23<sup>rd</sup> Street                      Winston-Salem, NC 27105                      Lots 14 and 15, Block 1206H

**BEING KNOWN AND DESIGNATED** as Lots Nos. 14 and 15, in Block H, as shown on the Map of Bowen Park, as recorded in Plat Book 12 at Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 2     2331 Dunbar                                      Winston-Salem, NC 27105                      Lot 215, Block 1383

**BEING KNOWN AND DESIGNATED** as Lot No. 215, as shown on the plat of Fourteenth Street Development Company, as recorded in Plat Book 2 at Page 32A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 3     2109 East 24<sup>th</sup> Street                      Winston-Salem, NC 27105                      Lots 5 and 6, Block 1210

**BEING KNOWN AND DESIGNATED** as Lots Nos. 5 and 6, in Block K, as shown on the plat of Bowen Park, as recorded in Plat Book 12 at Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 4     2204 East 24<sup>th</sup> Street                      Winston-Salem, NC 27105                      Lot 15, Block 2564

**BEING KNOWN AND DESIGNATED** as Lot No. 15, as shown on the revised plat of Portion of Bowen Park, as recorded in Plat Book 28 at Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 5     135 Alice Street                                      Winston-Salem, NC 27105                      Lots 8A and 9A, Block 3210

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in eastern right of way line of Alice Street, the southwesternmost corner of the property of William B. Brown, now or formerly (Book 1319, Page 1285, Forsyth County Registry); running thence with the southern line of said Brown South 85° 44' 30" East 170.70 feet to an existing iron pipe; thence South 12° 51' 46" West 59.97 feet to an existing iron pipe, the northeast corner of the property of Rosa D. Ford, now or formerly; running thence with the northern line of Rosa D. Ford, North 85° 44' 59" West 171.11 feet to an existing iron pipe located in the eastern right of way line of Alice Street; running thence with said right of way, North 13° 15' 00" East 60.05 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.23268 acres, more or less. Being parts of Lots 8 and 9 of The Cornelius Hester Place as shown on Plat Book 4, Page 70, Forsyth County Registry. Being Tax Lots 8A and 9A of Tax Block 3210, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Thomas A. Riccio & Associates dated 10/23/98; Drawing Number 98458 and entitled "Survey Prepared For Robbie M. Watson and wife, Shelbia J. Watson".

Tract 6      2707 Ansonia Street                      Winston-Salem, NC 27105                      Lot 23, Block 1843

**BEING KNOWN AND DESIGNATED** as Lot No. 23, as shown on the plat of City View Development, W. H. Bondurant, owner, as recorded in Plat Book 1 at page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 7      2123 Bowen Boulevard                      Winston-Salem, NC 27105                      Lots 10, 11, 12, 13, 14 and 15,  
Block 1206

**BEING KNOWN AND DESIGNATED** as Lots Nos. 10, 11, 12, 13, 14, and 15, in Block C, as shown on the map of Bowen Park, as recorded in Plat Book 12 at Page 92 (and also in Map Book 12, Page 43), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 8      630 Amanda Place                                  Winston-Salem, NC 27101                      Lot 6, Block 6017

**BEING KNOWN AND DESIGNATED** as Lot No. 6, in Block B, as shown on the plat of Lewis Subdivision, Section III, as recorded in Plat Book 24 at Page 154, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 9      5761-5767 Southwest                      Clemmons, NC 27012                      Lot 121D, Block 4428  
Acres Drive

BEGINNING at an iron pin set, said iron pin being located South 07 deg. 00 min. 10 sec. West 94.44 feet from an existing iron pipe which is located at the Southeastern most corner of Lot 6 as shown on the map of Southwest Acres as recorded in Plat Book 18, Page 99 of the Forsyth County Registry; running thence from said iron pin set South 07 deg. 00 min. 10 sec. West 123.14 feet to a point and continuing South 07 deg. 00 min. 10 sec. West 25.05 feet to a point and continuing South 07 deg. 00 min. 10 sec. West 17.54 feet to an existing iron pipe; thence South 86 deg. 41 min. 55 sec. East 123.23 feet to an iron pin set; thence North 06 deg. 58 min. 53 sec. East for a total of 158.93 feet to a nail placed; thence North 83 deg. 32 min. 10 sec. West total of 122.92 feet to an iron pin set, the point and place of beginning.

Together with and subject to a 25 foot Access Easement as described as follows:

Beginning at a point, which point is located North 07 deg. 00 min. 10 sec. East 17.54 feet from an existing iron pipe, which existing iron pipe is located in the Southern right-of-way line of Southwest Acres Drive and also located North 86 deg. 41 min. 55 sec. West 268.14 feet from an iron pin set in the Western line of Lot 147 as shown on the map of Moravian Heights Section II, Plat Book 34, Page 109 Forsyth County Registry; running thence from said beginning point North 07 deg. 00 min. 10 sec. East 25.05 feet to a point thence South 86 deg. 41 min. 55 sec. East 14.65 feet to a point; thence North 07 deg. 01 min. 35 sec. East 122.33 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 07 deg. 01 min. 33 sec. West 120.95 feet to a point; thence South 86 deg. 41 min. 55 sec. East 83.51 feet to a point; thence South 06 deg. 58 min. 53 sec. West 25.05 feet to a point; thence North 86 deg. 41 min. 55 sec. West 123.22 feet to a point, the point and place of beginning.

This tract contains .45816 acres more or less as designated as Tract D as shown on a survey prepared for Robbie M. Watson and wife Shelbia J. Watson, prepared by Thomas A. Riccio, RLS dated October 14, 2002.

Tract 10 5771-5777 Southwest  
Acres Drive

Clemmons, NC 27012

Lot 121A, Block 4428

BEGINNING at an existing iron pipe located at the intersection of the Southeastern corner of Lot 5 Southwest Acres as shown in Plat Book 18, Page 99 Forsyth County Registry, the Southwestern corner of Lot 5 as shown on Southwest Acres as referenced above, and the Northwestern most corner of the herein described tract; running thence from said beginning point South 86 deg. 39 min. 21 sec. East 99.85 feet to an existing iron pipe and continuing South 86 deg. 47 min. 53 sec. East 23.28 feet to an iron pin set; thence on a new line South 06 deg. 58 min. 53 sec. West 101.20 feet to a nail placed; thence on a new line North 83 deg. 32 min. 10 sec. West 83.25 feet to a point and continuing North 83 deg. 32 min. 10 sec. West 14.67 feet to an iron pin set; thence North 07 deg. 00 min. 10 sec. East 94.44 feet to an existing iron pipe, the point and place of beginning.

Together with and subject to a 25 foot Access Easement described as follows:

Beginning at a point, which point is located North 07 deg. 00 min. 10 sec. East 17.54 feet from an existing iron pipe, which existing iron pipe is located in the Southern right-of-way line of Southwest Acres Drive and also located North 86 deg. 41 min. 55 sec. West 268.14 feet from an iron pin set in the Western line of Lot 147 as shown on the map of Moravian Heights Section II, Plat Book 34, Page 109 Forsyth County Registry; running thence from said beginning point North 07 deg. 00 min. 10 sec. East 25.05 feet to a point; thence South 86 deg. 41 min. 55 sec. East 14.65 feet to a point; thence North 07 deg. 01 min. 35 sec. East 147.33 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 07 deg. 01 min. 33 sec. West 145.95 feet to a point; thence South 86 deg. 41 min. 55 sec. East 83.51 feet to a point; thence South 06 deg. 58 min. 53 sec. West 25.05 feet to a point; thence North 86 deg. 41 min. 55 sec. West 123.22 feet to a point, the point and place of beginning.

The herein described tract is designated as Tract A as shown on a survey prepared for Robbie M. Watson and wife Shelbia J. Watson, prepared by Thomas A. Riccio, RLS dated October 14, 2002. This tract contains .27592 acres more or less as well as the herein described 25 foot access easement.

Tract 11 5781-5787 Southwest Acres Clemmons, NC 27012  
Drive

Lot 121C, Block 4428

BEGINNING at an iron pin set, said iron pin set being located North 86 deg. 41 min. 55 sec. West 144.91 feet from another iron pin set in the Western property line of Lot 147 of Moravian Heights Section II Plat Book 34, Page 109 of the Forsyth County Registry; running thence from said beginning point South 86 deg. 41 min. 55 sec. East 144.91 feet to an iron pin set in the Western property line of Lot 147 of Moravian Heights as referenced above; running thence North 08 deg. 36 min. 29 sec. East 32.27 feet to a point, North 13 deg. 44 min. 20 sec. East 68.05 feet to a point and North 10 deg. 27 min. 01 sec. East 51.30 feet to an iron pin set; thence North 83 deg. 32 min. 10 sec. West 156.65 feet to a nail placed; thence South 06 deg. 58 min. 53 sec. West 158.93 feet to an iron pin set said iron pin being the point and place of beginning. Together with and subject to a 25 foot access easement described as follows:

Beginning at point located North 07 deg. 00 min. 10 sec. East 17.54 feet from an existing iron pin, which existing iron pin is located North 86 deg. 41 min. 55 sec. West 268.14 feet from an iron pin set in the Western right-of-way line of lot 147 as shown on the map of Moravian Heights Section II, Plat Book 34, Page 109 Forsyth County Registry; running thence from said point of beginning North 07 deg. 00 min. 10 sec. East 25.05 feet to a point; thence South 86 deg. 41 min. 55 sec. East 14.65 feet to a point; thence North 07 deg. 01 min. 35 sec. East 122.33 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 07 deg. 01 min. 33 sec. West 120.95 feet to a point; thence South 86 deg. 41 min. 55 sec. East 83.51 feet to a point and continuing South 86 deg. 41 min. 55 sec. East 81.40 feet to a point; thence North 06 deg. 56 min. 05 sec. East 111.85 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 06 deg. 56 min. 05 sec. West 135.52 feet to a point; thence North 86 deg. 41 min. 55 sec. West 106.47 feet and continuing North 86 deg. 41 min. 55 sec. West 123.22 feet to a point, the point and place of beginning. This tract contains .53463 acres more or less and is designated as Tract C as shown on a survey prepared for Robbie M. Watson and wife, Shelbia J. Watson prepared by Thomas A. Riccio, RLS dated October 14, 2002.

Tract 12 5791-5797 Southwest Acres Clemmons, NC 27012  
Drive

Lot 121B, Block 4428

BEGINNING at an iron pin set, said iron pin being located South 86 deg. 47 min. 53 sec. East 23.28 feet from an existing iron pipe located at the Southeastern most corner of Lot 5 as shown on the map of Southwest Acres Plat Book 18, Page 99 Forsyth County Registry; running thence from said iron pin set South 86 deg. 47 min. 53 sec. East 157.62 feet to an existing iron pin and continuing South 86 deg. 47 min. 53 sec. East 7.60 feet to a point; thence South 12 deg. 34 min. 13 sec. West 33.94 feet to a point and continuing South 10 deg. 40 min. 34 sec. West 63.21 feet and continuing South 10 deg. 40 min. 34 sec. West 13.85 feet to an iron pin set; thence North 83 deg. 32 min. 10 sec. West a total distance of 156.65 feet to a nail placed; thence North 06 deg. 58 min. 53 sec. East 101.20 feet to an iron pin set, the point and place of beginning.

Together with and subject to that 25 foot Access Easement as described as follows:

Beginning at point located North 07 deg. 00 min. 10 sec. East 17.54 feet from an existing iron pin, which existing iron pin is located North 86 deg. 41 min. 55 sec. West 268.14 feet from an iron pin set in the Western right-of-way line of lot 147 as shown on the map of Moravian Heights Section II, Plat Book 34, Page 109 Forsyth County Registry; running thence from said point of beginning North 07 deg. 00 min. 10 sec. East 25.05 feet to a point; thence South 86 deg. 41 min. 55 sec. East 14.65 feet to a point; thence North 07 deg. 01 min. 35 sec. East 122.33 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 07 deg. 01 min. 33 sec. West 120.95 feet to a point; thence South 86 deg. 41 min. 55 sec. East 83.51 feet to a point and continuing South 86 deg. 41 min. 55 sec. East 81.40 feet to a point; thence North 06 deg. 56 min. 05 sec. East 136.85 feet to a point; thence South 83 deg. 32 min. 10 sec. East 25.00 feet to a point; thence South 06 deg. 56 min. 05 sec. West 160.52 feet to a point; thence North 86 deg. 41 min. 55 sec. West 106.47 feet and continuing North 86 deg. 41 min. 55 sec. West 123.22 feet to a point, the point and place of beginning. This tract contains .53463 acres more or less and is designated as Tract B as shown on a survey prepared for Robbie M. Watson and wife, Shelbia J. Watson prepared by Thomas A. Riccio, RLS dated October 14, 2002.

This tract contains .38932 acres more or less and is designated as Tract B on a survey prepared for Robbie M. Watson and wife, Shelbia J. Watson as prepared by Thomas A. Riccio, RLS dated October 14, 2002.

Tract 13 1275 Tredwell Drive Winston-Salem, NC 27103 Lot 72, Block 2960

Beginning at an iron stake on the east side of Tredwell Street (formerly Wright Street), said iron stake being North 00 degs. 28 min. West 201.40 feet from a concrete monument on the east side of Tredwell Street where the north line of Deborah Lane extended intersects; running thence with the east line of Tredwell Street North 00 degs. 28 min. West 50 feet to an iron stake; thence South 89 degs. 54 min. 50 sec. East 129.64 feet to an iron stake; thence South 00 degs. 30 min. 52 sec. East 14.20 feet to an iron stake; thence South 00 degs. 35.80 feet to an iron stake; thence North 89 degs. 54 min. 50 sec. West 129.36 feet to an iron stake on the east side of Tredwell Street, the point and place of Beginning. Being known and designated as Lot #72 as shown on the unrecorded map of the property of Carolina Gas Equipment Company, dated March, 1967, made by Hollowell, Borum & Associates, Greensboro, North Carolina, which is a revision of the Map of Greenwood Park, recorded in Plat Book 4, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 14 913 Hutton Street Winston-Salem, NC 27107 Lot 21, Block 621

**BEING KNOWN AND DESIGNATED** as Lot No. 21, in Block 15, as shown on the plat of Granville Place, as recorded in Plat Book 1 at Page 99(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 15 724 West 26<sup>th</sup> Street Winston-Salem, NC 27105 Lot 6, Block 1456

**BEING KNOWN AND DESIGNATED** as Lot No. 6, as shown on the plat of Part of Alta Vista, as recorded in Plat Book 13 at Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 16 805 West 25<sup>th</sup> Street Winston-Salem, NC 27105 Lot 151 and 152A, Block 1455

BEGINNING at an iron located in the north right of way margin of Twenty-Fifth Street, said iron also being located in the southeast corner of Lot 150 and the southwest corner of Lot 151 as shown on the Map of ALTA VISTA, recorded in Plat Book 4, Page 208 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with said right of way margin with the east line of Lot 150 as shown on said plat, North 15 degrees 36' 53" West 100.21 feet to an iron located in the northeast corner of Lot 150 and the northwest corner of Lot 151; thence with the north lines of Lots 151 and 152, North 74 degrees 27' 00" East 84.95 feet to an iron located in the north line of Lot 152; thence South 15 degrees 36' 41" East 99.93' to an iron located in the north right of way margin of Twenty-Fifth Street; thence with the north margin of said street South 74 degrees 15' 23" West 84.94 feet to an iron the point and place of BEGINNING. This tract contains .19515 acre, more or less, according to a survey dated December 30, 1999 for Robbie M. Watson and wife, Shelbia J. Watson by Thomas A. Riccio, bearing drawing Number 99649. Reference is hereby made to said survey for a more particular description.

This property is also being known as all of Lot 151 and a portion of Lot 152 as shown on the Map of ALTA VISTA, as recorded in Plat Book 4, Page 208 in the Office of the Register of Deeds of Forsyth County, North Carolina. Said property also being informally known as Tax Lots 151 and 152A, Block 1455 of the Forsyth County Tax Maps as presently constituted.



Tract 17 710 Pittsburgh Avenue

Winston-Salem, NC 27105

Lot 000C, Block 6063

**BEING KNOWN AND DESIGNATED** as Parcel 114C, as shown on the plat of Kimberly-North Winston Urban Renewal Project, N.C.R.-62, Section No. 4, as recorded in Plat Book 28 at Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 18 2878 Amber Lane

Winston-Salem, NC 27107

Lot 2F, Block 3239

**BEGINNING** at an iron stake in the middle of the road leading from Carrie Marshall's home eastwardly to US Highway No. 311, (said road now called Amber Lane), a former corner of Ernest Sell in said road; thence running with the former line of Ernest Sell, South 30 deg. 23' 20" West 409.57 feet to an iron stake a corner of the property of Lucille James (now or formerly); thence continuing with the said James' line, South 74 deg. 56' West 66.4 feet to an iron stake, a former corner of Carrie Marshall; thence running with a former line of Carrie Marshall, North 15 deg. 19' East 390.3 feet to an iron stake within the right of way of the aforesaid Amber Lane, said point being the former south margin of the Carrie Marshall Road, also the John W. Marshall line; thence running with former John Marshall line, South 88 deg. East 168.3 feet to the point and place of **BEGINNING**. **SAVE AND EXCEPT** that portion of the above described property lying within the 60 foot right of way of Amber Lane, a state maintained road.