



29

THIS DEED DRAWN BY

*Lawrence J. Auerthall*

Mail to

G & A Motor Sales, Route 3, Box 421,  
(Name)Winston-Salem,  
(Street and Number)

(City)

N. C.  
(State)THIS DEED, Made this the 1st day of October19 60by Marshall Herbert Grubbs, (Widower)

STATE OF

NORTH  
CAROLINAReal Estate  
Excise Tax

OCT 10 1960

PB 10473

07.00

party of the first part, to G. & A. Motor Sales, a Partnership, of Forsyth County, State of North Carolina,

party of the second part;

Witnesseth That the said party of the first part, in consideration of (\$10.00 and o. v. c.) Ten Dollars and other valuable considerations to him paid by the said party of the second part, the receipt of which is hereby acknowledged, has ~~here~~ bargained and sold, and by these presents does bargain, sell and convey unto the said party of the second part and its successors & assigns ~~here~~ a tract or parcel of land in the County of Forsyth and State of North Carolina, in Salem Chapel Township, and bounded as follows:

BEGINNING at an iron stake in the North line of N. C. Highway No. 66, said iron stake being in the West line of J. F. Marshall Heirs' property, AND, from said BEGINNING POINT, running thence with the North line of said N. C. Highway No. 66, North 57 degrees 10 minutes West 90.90 feet to an iron stake, North 60 degrees 38 minutes West 100.0 feet to an iron stake, and North 66 degrees 52 minutes West 30.19 feet to a point where a 60 foot unnamed street intersects the North line of said highway; running thence in the East line of said 60 foot unnamed street, North 05 degrees 15 minutes East 385.0 feet to an iron stake in the South line of a 1.96 acre tract deeded to Roland F. Rollins and wife, Pearl H. Rollins by Deed recorded in the office of the Register of Deeds of Forsyth County in Deed Book 898 Page 168, said Rollins land being also Lot No. 5 on the unrecorded map hereinafter referred to; running thence along the South line of said Rollins' land South 84 degrees 45 minutes East 200.0 feet to an iron stake in the West line of the J. F. Marshall Heirs' Property; running thence with the West line of the said Marshall land, South 05 degrees 15 minutes West 478.75 feet to the place of BEGINNING.

The above described land is shown as Lots Nos. 1, 2, 3, and 4 on an unrecorded map by Franklin Surveying Company dated October, 1959, and entitled "Property of Marshall Grubbs, JOB NO. 4-928-B", which said survey is herein incorporated by reference.

As an appurtenance to the foregoing above described property, there is hereby granted a permanent easement and right of way only for ingress, egress and regress in and over the 60 foot street shown on said unrecorded map, and which is immediately West of the land hereinabove conveyed, and which is North of N. C. Highway No. 66 and South of the Rollins' land recorded in the office of the Register of Deeds of Forsyth County in Deed Book 898 Page 168.

A Northern portion of the land herein conveyed is out of the Southeast portion of a 7.36 acre tract described in a Deed from George W. Braddy, Commissioner to Marshall Herbert Grubbs and wife, Elise R. Grubbs, recorded in the office of the Register of Deeds of Forsyth County in Deed Book 666 Page 109, and also in another deed to them from William Matthew Grubbs, et al, recorded in the office of the Register of Deeds of Forsyth County in Deed Book 538 Page 315. The Southern portion of the land herein conveyed is out of the Eastern part of a 2.68 acre tract conveyed to Marshall Herbert Grubbs and wife, Elise R. Grubbs by R. C. Grubbs, et al, by Deed recorded in the office of the Register of Deeds of Forsyth County in Deed Book 873 Page 600

Mrs. Elise R. Grubbs, wife of Marshall Herbert Grubbs, died February 16, 1960, and he has not since remarried.

The above land was conveyed to grantor by (Above)

150

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TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and its ~~successors and assigns forever.~~ successors and assigns forever.  
And the said party of the first part do ~~not~~ covenant that he is not seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said party of the first part hereunto sets his hand and seal

~~XXXXX~~ Marshall Herbert Grubbs, (Widower) (Seal)  
Marshall Herbert Grubbs, (Widower)

~~XXXXX~~

~~XXXXX~~

(Seal)

(Seal)

STATE OF NORTH CAROLINA, County

I, a Notary Public of County, North Carolina, do hereby certify that

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the day of 19

My commission expires 19 Notary Public

STATE OF NORTH CAROLINA, County

I, a Notary Public of County, North Carolina, do hereby certify that

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial stamp or seal). Witness my hand and notarial seal this the day of 19

My commission expires 19 Notary Public

STATE OF NORTH CAROLINA—Forsyth County

~~XXXXX~~ Anne B. Hoge, a Notary Public of Forsyth County, North Carolina, do hereby certify that Marshall Herbert Grubbs, (Widower) ~~XXXXX~~

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Seal). Witness my hand and notarial seal this the 10<sup>th</sup> day of October, 1969

My commission expires October 2, 1974 Anne B. Hoge, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Anne B. Hoge, N.P. Forsyth Co. N.C. (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 10 day of October A.D., 1969

Probate fee \$5.00 paid.

Filing fee \$ paid.

Eunice Ayers, Register of Deeds

By Peggy Stewart Deputy-Register

APR 11

Marshall Herbert Grubbs (Widower)

TO

G. & A. Motor Sales, a Partnership,  
of Forsyth County, State of North  
Carolina.

Insert brief description here to be used  
on Register of Deeds Index

Lots Nos. 1, 2, 3 & 4,  
unrecorded map - property of  
Marshall Grubbs.

PRESENTED FOR  
REGISTRATION  
AND RECORDED

OCT 10 - 3 43 PM '69

EUNICE AYERS  
REGISTER OF DEEDS  
FORSYTH CO., N.C.

\$ 3.00 R/B

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