

Drafted by: R. Michael Wells Attorney at Law 79

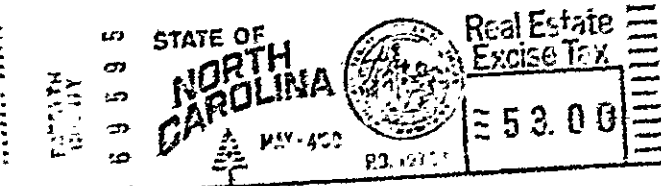
Recording time: PRESENTED FOR
REGISTRATION
AND RECORDED

MAY 4 12 50 PM '90

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

JB

Probate and filing fee \$ 8.00 paid



Excise Tax

Tax Block: _____ Lot: _____ Parcel Identifier No. _____
Property Address: 2404 Hwy 66 South, Kernersville, N.C. 27284
Mail after recording to: RM WELLS BOX #108
Mail future tax bills to: Ricky D. Mankins 2404 Hwy 66 South Kernersville, N.C. 27284

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of April, 19 90, by and between

Grantor

Grantee

J. Wesley Tate
(Widower)

Ricky Darryl Mankins and wife,
Tamara Jarrell Mankins

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, in consideration of (\$ 10.00) \$10.00 & O.V.C. to
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 in Forsyth County, North Carolina Abbotts Creek Township, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" PROPERTY DESCRIPTION

The above land was conveyed to Grantor by W. P. Gross (see book number 1273 page 0092)

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.

IN TESTIMONY WHEREOF the Grantor has set his hand and seal

J. Wesley Tate (seal) _____ (seal)
J. WESLEY TATE

STATE OF NORTH CAROLINA - Forsyth County

JUDY C. CAMPBELL
NOTARY PUBLIC
GUILFORD COUNTY, N. C.
Commission expires 1-21-95

I, J. Wesley Tate, a Notary Public of Forsyth County, NC, do hereby
certify that J. Wesley Tate personally appeared before me this day and acknowledged the execution of the foregoing deed of con-
veyance. Witness my hand and notarial seal this the 5th day of April, 1990.

My commission expires 1/21, 1995. J. C. Campbell Notary Public.

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby
certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of con-
veyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

My commission expires _____, 19____. _____, Notary Public.

Seal/Stamp

The foregoing Certificate(s) of Judy C. Campbell, N.P. Guilford Co, NC is/are certified to be correct.

This the 4 day of May, 1990.

L.E. Speas, Register of Deeds for Forsyth County by

Kathy Truitt

Deputy/Assistant

EXHIBIT "A" PROPERTY DESCRIPTION

BEGINNING at an existing iron pipe in the Southern right of way of N.C. Hwy. No. 66, said iron pipe being also the Northeast corner of Lot 1 of Willow Wood Section One as recorded in Plat Book 23 at Page 196 of the Forsyth County Registry; running thence along said right of way South 49 degrees 27' 00" East a distance of 164.00 feet to an existing iron pipe; running thence South 38 degrees 13' 05" West a distance of 244.20 feet to an existing iron pipe; running thence North 49 degrees 31' 15" West a distance of 163.92 feet to an existing iron pipe; running thence North 38 degrees 12' 08" East a distance of 244.41 feet to the point and place of the BEGINNING. Said tract containing 0.92 acres, more or less, by a survey of Larry L. Callahan, R.L.S., of May 2, 1990. Said tract being known as Tax Lots 29E and 29G of Tax Block 5629 of Abbotts Creek Township, Forsyth County, North Carolina. For further reference, see Deed Book 1273 at Page 92 and Deed Book 1167 at Page 1065 of the Forsyth County Registry.