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STATE OF NORTH CAROLINA

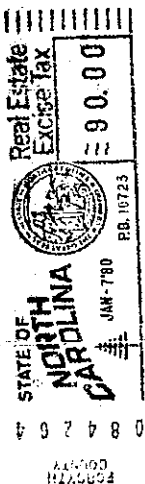
COUNTY OF FORSYTH

THIS CORPORATION DEED, made this 31st day of December, 1979, by ROMODA, INC.,
A North Carolina Corporation, Forsyth County, North Carolina, party of the first
part, to B & B ENTERPRISES, A North Carolina General Partnership, party of the
second part, WITNESSETH: that said party of the first part in consideration of
ONE HUNDRED DOLLARS (\$100.00 OVC) and other valuable considerations to it paid
by party of the second part, receipt of which is hereby acknowledged, has bargained
and sold and by these presents does bargain, sell and convey to said party of the
second part and its heirs and assigns, a certain tract or parcel of land in
Lewisville Township, Forsyth County, North Carolina,
bounded as follows:

That real property and improvements located thereon
known as the Daltonian Chalet Apartments, said real
property being more particularly described as follows:
"Beginning at the southeast corner of the property of
Romoda, Inc. as described in Deed Book 983, page 543,
Forsyth County Registry, said point being in the line
of property now or formerly owned by F. A. Conrad and
is also located South 28° 10' East 407.7 feet from the
South margin of Shallowford Road and running thence
from said point, South 64° 45' West 209.62 feet to a
point in the property of Lewisville Baptist Church;
thence running with the property line of Lewisville
Baptist Church, North 27° 58' West 200 feet to a point;
running thence the three following courses and distances
of the Holder Property (now or formerly): North 64°
45' East 68.6; North 28° 08' West 88.6 feet and North
65° 29' East 140.4 feet to a point in the East line of
Romoda, Inc. property; thence with the East line of
Romoda, Inc. South 28° 10' East 286.9 feet to the point
and place of beginning.

Together with (1) a perpetual and nonexclusive easement
to erect and maintain a sign on that certain real property
upon which the sign advertising the Daltonian Chalet
Apartments is presently located and (2) a perpetual non-
exclusive easement and right of way across and upon that
certain real property described in Exhibit A hereto and
together with the right (but not the obligation) to go
upon said lands whenever the same is reasonably necessary
for the purpose of inspecting, maintaining, repairing,
paving, gravel or otherwise keeping the access in proper
condition; said easement and right of way shall be for
access, ingress, egress and regress; TO HAVE AND TO HOLD
said right and easement to the Grantees and their successors
in title, said right and easement hereby granted is
appurtenant to and runs with the land now owned by Grantor
and being conveyed to Grantee by this deed.

This property is conveyed subject to that certain deed of trust
from Romoda, Inc. to Frank M. Bell, Jr., Trustee, recorded in
Book 1126, page 534, Forsyth County, N.C. Registry securing
repayment of a promissory note in the principal amount of \$97,500.00,
the remaining balance of which note the grantee herein assumes
and agrees to pay.

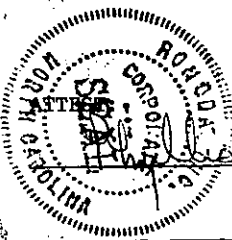


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TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and its successors and assigns, to its only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said party of the second part and its successors and assigns, that it is seized of said premises in fee, and has right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whomsoever, except easements and restrictions of record, if any, and deed of trust set forth above, and 1980 taxes.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its _____ President, attested by its _____ Secretary, and has caused its Common Seal to be affixed hereto.



ROMODA, INC.

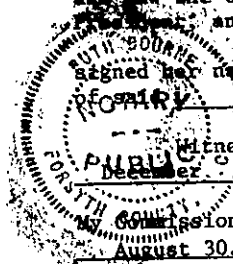
By: _____

President

Phyllis S. Dalton
Secretary

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 31st day of December, 1979, personally came before me, Ruth Bourne, a Notary Public, Phyllis S. Dalton (Name of Secretary or Asst. Secretary) who being by me duly sworn, says that she knows the Common Seal of ROMODA, INC. and is acquainted with Robert E. Dalton who is the _____ President of said Corporation, and that she, the said Phyllis S. Dalton is the _____ Secretary of the said Corporation, and saw the said _____ President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said _____ and that she, the said Phyllis S. Dalton (Name of Secy. or Asst. Secy.) signed her name in attestation of the execution of said instrument in the presence of said _____ President of said Corporation



Witness my hand and notarial seal or stamp this the 31st day of December, 1979.

My Commission Expires: August 30, 1982

Ruth Bourne
Notary Public

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Ruth Bourne N.P. Forsyth Co., N.C. is certified to be correct. This the 7 day of Jan, 1980.

Probate Fee \$1.00 paid

EUNICE AYERS, REGISTER OF DEEDS

By: Jessie Golden Deputy Assistant

DRAFTED BY:

Clive I. Goodson

PRESENTED FOR
REGISTRATION
AND RECORDED

JAN 7 4 13 PM '80

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

\$5.00pd

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EXHIBIT "A"

An easement 16 feet in width, the center line of which (running from the northern boundary of the real property being conveyed herein by grantor to the southern margin of Shallowford Road) is described as follows:

"Beginning at a point which is South 65° 29' West 15 feet from the northeast corner of property being conveyed by grantor to grantee herein and running thence from said beginning point North 27° 13' 30" West 120.42 feet to a point in the South margin of the right of way of Shallowford Road, said point being South 64° 20' West 13 feet from the corner of the land now or formerly owned by O. C. Conrad.

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