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This Deed drawn by:

Parks Roberts

Mail this Deed to:

Roy L. Landreth, 7050 Kenbridge Drive, Clemmons, N.C. 27012

Mail future tax bills to:

(Name)	(Street and Number)	(City)	(State)	(Zip)
Roy L. Landreth	7050 Kenbridge Dr.	Clemmons, N.C.		27012

THIS DEED, Made this the 18th day of February, 1983.

by Everett W. Beckner and wife, Peggy S. Beckner

part ies of the first part, to Everette W. Beckner and Roy L. Landreth t/a L & B Properties,
A partnership of Forsyth County, North Carolina

part ies of the second part;

Witnesseth That the said part ies of the first part, in consideration of (\$ 10.00 & ovc) ten dollars &
other valuable considerations to them paid by the said part ies of the second
 part, the receipt of which is hereby acknowledged, has have bargained and sold, and by these presents do
 bargain, sell and convey unto the said part ies of the second part and their heirs a tract or parcel of
 land in the County of Forsyth and State of North Carolina, in Clemmons Township, and bounded as follows:

BEGINNING at an iron stake located at the northeast corner of a lot conveyed to
 Everette W. Beckner and wife, Peggy S. Beckner, by deed recorded in Book 889,
 page 481 in the Office of the Register of Deeds of Forsyth County, N. C., said
 beginning point also being a corner with the properties of Herman B. Orrell and
 wife, and Jack W. Trexler and wife; running thence from said beginning point with
 the west line of said Trexler property, South 20° 45' 33" West 185.44 feet to an
 iron stake; running thence North 75° 40' 40" West 178.00 feet to a point, and
 North 75° 35' East 50 feet to an iron stake located in the center of an access
 easement hereinafter referred to; running thence North 73° 00' East 50.00 feet to
 a point located in the line of said access easement, and North 66° 48' 34" East
 259.80 feet to the point and place of Beginning. Containing 20,314 square feet
 and being a part of the property conveyed to Everette W. Beckner and wife by deed
 recorded in Book 889, page 481 and being a part of Lot 42K, Block 4209, Clemmons
 Township, as shown on the Forsyth County Tax Maps.

Together with a permanent 60 foot non-exclusive easement for the purposes of
 ingress and egress from the above described property to Arden Street Extension
 and for the installation and maintenance of utilities. Said 60 foot easement
 being described as follows: Beginning at a point located in the center of
 Arden Street Extension, said beginning point being located North 3° 28' 22" East
 115 feet from the southwest corner of the tract of land conveyed to Everette W.
 Beckner and wife by deed recorded in Book 889, page 481, in the Office of the
 Register of Deeds of Forsyth County, N. C.; running thence from said beginning
 point South 84° 00' East 213.65 feet to an iron stake, said iron stake being
 located at the beginning of a cul-de-sac, said point also being the beginning of
 a curve to the left (the radius of said curve is located North 6° 00' East 50.0
 feet from said iron stake, the radius of the curve and the cul-de-sac is 50 feet)
 running thence on a curve to the left with the radius of said curve the following
 arc distances: 72.94 feet to a point; 27.42 feet to a point, 39.63 feet to a
 point and 87.31 feet to a point, said point being the terminus of said cul-de-
 sac; running thence North 84° 00' West 167.34 feet to a point located in the
 center of Arden Street Extension; running thence with center of said street,
 South 3° 28' 22" West 60.0 feet to the point and place of Beginning. Said
 easement shall be permanent and shall be appurtenant to and a part of the above
 described property and shall be for the benefit of the grantors, the grantees
 and their heirs, assigns and successors in title.

A portion of said easement encroaches upon the west end of the lot described
 above; therefore, the grantors do hereby expressly reserve for themselves, their
 heirs, assigns and successors in title the permanent right and use of said portion
 for purposes of access and utilities.

The above land was conveyed to grantor by _____ See Book No _____ Page _____

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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 part _____ of the second part and their heirs and assigns forever.
And the said part ies of the first part do _____ covenant that they is/are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, save and except easements and restrictions of record, if any, and 1983 taxes.

IN TESTIMONY WHEREOF the said part ies of the first part have hereunto set their hand S and seal S
Everette W. Beckner (Seal) Peggy S. Beckner (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF NORTH CAROLINA Forsyth County
I, Tommy Anthony a Notary Public of Forsyth County, North Carolina, do hereby certify that Everette W. Beckner and wife, Peggy S. Beckner

grants, 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 18th day of FEBRUARY, 1983
My commission expires July 22, 1984 1983 Jenny Anthony Notary Public
PO Box 843, Clemmons
STATE OF NORTH CAROLINA, _____ County

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

grants, 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

I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that _____ and his wife _____

grants, 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 _____ day of _____, 19____
My commission expires _____, 19____, Notary Public

STATE OF NORTH CAROLINA—Forsyth County

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

is (✓) certified to be correct. This the 24 day of March, A.D., 1983

Probate fee 1.00 paid.

Filing fee \$5.50 paid.

Eunice Ayers, Register of Deeds

By Jessie H. Hales Deputy-~~Register~~

APR 1 1983

Everette W. Beckner and wife,

Peggy S. Beckner

PRESENTED FOR
RECORDATION TO
MAR 24 9 58 AM '83
REGISTER OF DEEDS
FORSYTH CO. N.C.

Everette W. Beckner and

Roy L. Landreth r/a

L & B Properties

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

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