



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

THIS DEED Made this the 18th day of February, 1983 by  
Everette W. Beckner and wife, Peggy S. Beckner

parties 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 of the second part:  
Witnesseth that the said part of the first part, in consideration of (\$10.00 & ovc ten dollars &

other valuable considerations to them paid by the said part of the second  
part, the receipt of which is hereby acknowledged, has have bargained and sold, and by these presents do bargain, sell and con-  
vey unto the said part of the second part and their heirs a tract or parcel of land in Forsyth County, North Carolina, in  
Clemmons Township, and bounded as follows

BEGINNING at an iron stake located in the east right of way line of Arden Street Extension,  
said iron stake being located South 3° 28' 22" West 118.21 feet from the northeast corner of  
the intersection of a tract of land conveyed to Everette W. Beckner and wife by deed recorded  
in Book 889, page 481, and the east right of way line of Arden Street Extension; running thence  
from said Beginning point, North 86° 31' 38" West 30.0 feet to a point located in the center of  
Arden Street Extension; running thence South 3° 28' 22" West 168.64 feet to a point located at  
the center of the intersection of a 60 foot non-exclusive access and utility easement hereinafter  
referred to and Arden Street Extension; running thence with the center of said access and  
utility easement, South 84° 00' East 133.03 feet to an iron stake; running thence North 13° 00'  
East 30.22 feet to a point and North 13° 00' East 30.22 feet to a point, and North 12° 51' 32'  
East 139.72 feet to an iron stake; running thence North 83° 31' 34" West 130.87 feet to the  
point and place of Beginning. Containing 24,879.48 square feet. Also 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 the permanent right to use and subject to the 60 foot non-exclusive access and  
utility easement as set out in deed to L & B Properties recorded in Book 1390, page 1804,  
in the Office of the Register of Deeds of Forsyth County. A portion of said easement lies  
within the above described property and the grantors do hereby expressly reserve for themselves,  
their heirs and assigns and successors in title the permanent right and use of said portion for  
the purposes of access and utilities. (See Book No. Page )

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 of the first part do cov-  
enant that they 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 of the first part have hereunto set their hand s and seal s  
Everette W. Beckner (Seal) Peggy S. Beckner (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

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance  
Witness my hand and notarial seal or stamp this the 18th day of February, 1983

(Notarial Stamp or Seal)

My commission expires

STATE OF NORTH CAROLINA - Forsyth County

I,  
do hereby certify that  
grantor(s), each personally appeared before me this day and acknowledged th

(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this t

My commission expires

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of

N.C.

is certified to be correct. This day of March, 1983

STAMPS S

Probate and filing fee \$5.00

Drafted by Parks Roberts

NOTE TO RECORDING PARTY:

Please give permanent address of grantee(s)

Tommy Anthony N.P. Forsyth Co  
24 day of March, 1983

PRESENTED FOR EUNICE AYERS, REGISTER OF DEEDS

MAR 24 9 58 AM '83

REGISTER OF DEEDS  
FORSYTH CTY, N.C.

Jessie Golder Deputy

BOOK 1390 P 1806