

8
C
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

part 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
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 south line of the Herman B. Orrell property, described
in Book 889, page 479; said beginning point also being located North 69° 29' 59" West 189.88
feet from the northeast corner of a 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 31° 36' 31" West 163.34 feet to a point
located in line of 60 foot easement hereinafter referred to and South 27° 35' West 50.00 feet
to an iron stake located in the center of a cul-de-sac at the end of a 60 foot non-exclusive
access and utility easement hereinafter referred to; running thence South 6° 00' West 20.0 feet
to a point; running thence with the center of said easement, North 84° 00' West 81.97 feet to a
point; running thence North 13° 00' East 30.22 feet to a point; running thence North 12° 51'
32" East 139.72 feet to a point; running thence North 77° 07' 54" East 147.89 feet to an iron
stake located in the south line of the Herman B. Orrell and wife property; running thence with
said Orrell property, South 69° 29' 59" East 11.0 feet to the point and place of beginning.
Containing 20,271.53 square feet more or less. 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 Map.
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 1)

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
covenant 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
(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the 18th day of February, 1983

My commission expires 1983
Tommy Anthony, Notary Public
PO Box 834, Clemmons

STATE OF NORTH CAROLINA Forsyth County
I,
do hereby certify that
grantor(s), each personally appeared before me this day and acknowledged the
(Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the
My commission expires 19

STATE OF NORTH CAROLINA Forsyth County
The foregoing (or annexed) certificate of Tommy Anthony, N.P. Forsyth Co.,
N.C. is certified to be correct this 24th day of March, 1983

STAMPS \$ 5.00
Probate and filing fee \$ 5.00

Drafted by Parks Roberts

NOTE TO RECORDING PARTY:
Please give permanent address of grantee(s)

REGISTER OF DEEDS
FORSYTH COUNTY, N.C.
MAR 24 9 58 AM '83
Eunice Ayers, Register of Deeds
Jessie Holden, Deputy
1001390P1807