

9
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. parties 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 con-
vey unto the said part ies 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 at the common corner of the properties of the grantor,
Herman B. Orrell and wife and Jack W. Trexler and wife; running thence from said beginning
point, South 66° 48' 34" West 259.80 feet to a point located in the line of a 60 foot roadway
easement, and South 73° 00' West 50.00 feet to an iron stake located in the center of said 60
foot non-exclusive access and utility easement hereinafter to; running thence North 27° 35'
East 50.0 feet to a point and North 31° 36' 31" East 163.34 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 189.88 feet to the point and place of Beginning. Containing
20,916.95 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.

The above land was conveyed to grantor by (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
ies of the second part and their heirs and assigns forever. And the said part ies 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 ies 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 1983
Tommy Anthony, Notary Public
Box 834, Clemmons, NC

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

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

STAMPS \$
Probate and filing fee \$ 5.00 paid
Dated by Parks Roberts
NOTE TO RECORDING PARTY:
Please give permanent address of grantee(s)

REGISTERED FOR
RECORDATION
RECORDED
MAR 24 9 58 AM '83
REGISTER OF DEEDS
FORSYTH CO., N.C.

Jessie Golden Deputy

1390P1808