

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, 19 83 by
Everette 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, of Forsyth County, North Carolina,
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 Forsyth County, North Carolina, in
Clemmons Township, and bounded as follows:

BEGINNING at an iron stake located in the center of Arden street Extension, said iron stake being located at the southwest corner of 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.; running thence from said Beginning point with the center of said Arden Street Extension, North 3° 28' 22" East 145.0 feet to a point, said point being located at the center of a 60 foot non-exclusive access and utility easement hereinafter referred to; running thence with the center of said easement, South 84° 00' East 215.0 feet to a point; running thence South 6° 00' West 128.13 feet to an iron stake located in the north line of the Jack W. Trexler and wife property; running thence with said Trexler property, South 86° 00' 50" West 211.82 feet to the point and place of Beginning. Containing 26,850 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 ----- 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 ies of the first part have ----- hereunto set their hand s and seal s
Everette W. Beckner (Seal) Peggy S. Beckner (Seal)
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, 19 83

My commission expires July 15, 1984

19

Tommy Anthony
PO Box 834, Clemmons

Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, -----

do hereby certify that

grantor(s), each personally appeared before me this day and acknowledge

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

My commission expires

19

STATE OF NORTH CAROLINA - Forsyth County
Real Estate
Notary Public
Seal

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate

of

Tommy Anthony N.P. Forsyth
Co, N.C. is (a) certified to be correct. This the 24 day of March, 19 83

STAMPS S

Probate and filing fee \$ 5.00

paid

Drafted by Parks Roberts

MAR 24 9 58 AM '83

Eunice Ayers, Register of Deeds

Deputy -----

NOTE TO RECORDING PARTY:

Please give permanent address of grantees(s)

REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

1390P1810