

PEEBLES, HEDGECOCK

Box

NORTH CAROLINA
FORSYTH COUNTY

THIS INSTRUMENT DRAFTED BY:
Richard M. Greene
(Signature of Draftsman)

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THIS DEED made this 27 day of April, 1983 by B & B Enterprises, a North Carolina General Partnership, hereinafter called Grantor, and Harvey Stewart, a citizen and resident of Forsyth County, North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and assigns, all of its right, title and interest in all that certain property located in Lewisville Township, Forsyth County, North Carolina and more particularly described as follows:



That real property and improvements located thereon known as the Daltonian Chalet Apartments, said real property being more particularly described as follows: "Beginning at the southeast corner of the property of Romoda, Inc. as described in Deed Book 983, page 543, Forsyth County Registry, said point being in the line of property now or formerly owned by F. A. Conrad and is also located South 28° 10' East 407.7 feet from the South margin of Shallowford Road and running thence from said point, South 64° 45' West 209.62 feet to a point in the property of Lewisville Baptist Church; thence running with the property line of Lewisville Baptist Church, North 27° 58' West 200 feet to a point; running thence the three following courses and distances of the Holder Property (now or formerly): North 64° 45' East 68.6; North 28° 08' West 88.6 feet and North 65° 29' East 140.4 feet to a point in the East line of Romoda, Inc. property; thence with the East line of Romoda, Inc. South 28° 10' East 286.9 feet to the point and place of beginning".

Together with (1) a perpetual and nonexclusive easement to erect and maintain a sign on that certain real property upon which the sign advertising the Daltonian Chalet Apartments is presently located and (2) a perpetual nonexclusive easement and right of way across and upon that certain real property described in Exhibit A hereto and together with the right (but not the obligation) to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, repairing, paving, gravel or otherwise keeping the access in proper condition; said easement and right of way shall be for access, ingress, egress and regress; TO HAVE AND TO HOLD said right and easement to the Grantees and their successors in title, said right and easement hereby granted is appurtenant to and runs with the land now owned by Grantor and being conveyed to Grantee by this deed.

This deed is made subject to a deed of trust to Frank M. Bell, Jr., Trustee for First Federal Savings and Loan Association, recorded in Book 1126, Page 534 of the Forsyth County Registry and which the Grantee assumes and agrees to pay the obligation secured by such deed of trust according to the terms of said note and deed of trust.

CLERK 1394P 1734

This conveyance is made subject to all restrictions, easements and rights-of-way of record and current ad valorem taxes.

The above land was conveyed to Grantor by deed recorded in Deed Book 1294, Page 158 of the Forsyth County Registry.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and assigns forever.

And the Grantor covenants that it is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances with the exceptions above stated; and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Deed effective the day and year first written above.

B & B ENTERPRISES, A NORTH CAROLINA
GENERAL PARTNERSHIP

BY: Theodore Marc Berger (SEAL)
Theodore Marc Berger, General Partner

Denise M. Berger (SEAL)
Denise M. Berger, General Partner

Fredric P. Bayer (SEAL)
Fredric P. Bayer, General Partner

BOOK 1394P 1735

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Donna B. Pickard, a Notary Public of said County, do hereby certify that Denise M. Berger, personally appeared before me this day and acknowledged she is a General Partner of B & B Enterprises, a North Carolina General Partnership, and that by authority duly given and as the act of the partnership, she executed the foregoing Deed in the name of the Partnership.

Witness my hand and notarial seal, this the 20 day of April, 1983.

My Commission Expires: 8/24/87

Donna B. Pickard
Notary Public

This Deed drawn by: Richard M. Greene
P. O. Box 3245,
Greensboro, North Carolina 27402
Telephone: (919) 373-0934

DONNA B. PICKARD
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission Expires 8/24/87

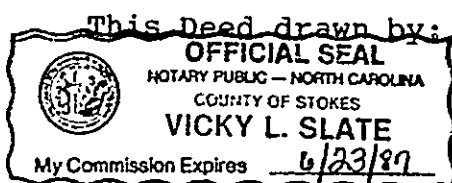
STATE OF NORTH CAROLINA
COUNTY OF ~~GUILFORD~~ Stokes

I, Vicky L. Slate, a Notary Public of said County, do hereby certify that Theodore M. Berger, personally appeared before me this day and acknowledged he is a General Partner of B & B Enterprises, a North Carolina General Partnership, and that by authority duly given and as the act of the partnership, he executed the foregoing Deed in the name of the Partnership.

Witness my hand and notarial seal, this the 27 day of April, 1983.

My Commission Expires: 6/23/87

Vicky L. Slate
Notary Public



This Deed drawn by: Richard M. Greene
P. O. Box 3245,
Greensboro, North Carolina 27402
Telephone: (919) 373-0934

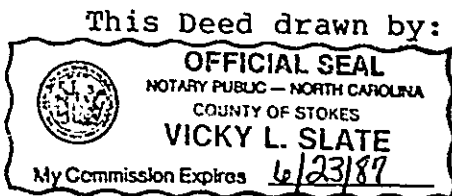
STATE OF NORTH CAROLINA
COUNTY OF ~~GUILFORD~~ Stokes

I, Vicky L. Slate, a Notary Public of said County, do hereby certify that Fredric P. Bayer, personally appeared before me this day and acknowledged he is a General Partner of B & B Enterprises, a North Carolina General Partnership, and that by authority duly given and as the act of the partnership, he executed the foregoing Deed in the name of the Partnership.

Witness my hand and notarial seal, this the 27 day of April, 1983.

My Commission Expires: 6/23/87

Vicky L. Slate
Notary Public



This Deed drawn by: Richard M. Greene
P. O. Box 3245,
Greensboro, North Carolina 27402
Telephone: (919) 373-0934

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Donna B. Pickard N.P. Guilford Co. NC
& Vicky L. Slate N.P. Stokes Co. NC
(here give name and official title of the officer signing the certificate, passed upon)

is (are) certified to be correct. This the 27 day of April, 19 83.

Probate fee \$1.00 paid.

PRESENTED FOR EUNICE AYERS, Register of Deeds
REGISTRATION
AND RECORDED By Cynthia Chmard Deputy-~~Assistant~~

APR 27 3 03 PM '83

EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

8.50 pd JC

BOOK 1394P 1736

EXHIBIT A

An easement 16 feet in width, the center line of which (running from the northern boundary of the real property being conveyed herein by grantor to the southern margin of Shallowford Road) is described as follows:

"Beginning at a point which is South 65° 29' West 15 feet from the northeast corner of property being conveyed by grantor to grantee herein and running thence from said beginning point North 27° 13' 30" West 120.42 feet to a point in the South margin of the right of way of Shallowford Road, said point being South 64° 20' West 13 feet from the corner of the land now or formerly owned by O. C. Conrad.

BOOK 1394P 1737