



61

Mail to: Grantees, 4205 Arden St. Ext, CLEMMONS, N.C., 27012

THIS DEED Made this the 14th day of December, 1984 by L & B Properties, a general partnership

part Y of the first part, to John J. Fishel and wife, Guynita D. Fishel of Forsyth County, North Carolina,

Witnesseth that the said part Y of the first part, in consideration of (\$ 10.00 o.v.c.) Ten Dollars & Other Valuable Considerations to it 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 east right of way line of Arden Street Extension, said iron stake being located at the intersection of the northern line of the 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. and the east right of way line of Arden Street Extension, said beginning point also being located at the southwest corner of Herman B. Orrell and wife property; running thence with said Orrell property, South 69° 29' 59" East 285.0 feet to an iron stake; running thence South 77° 07' 54" West 147.89 feet to an iron stake; running thence North 83° 31' 34" West 160.87 feet to a point located in the center of Arden Street Extension; running thence with the center of said street, North 3° 28' 22" East 118.0 feet to an iron stake; running thence South 86° 56' 10" East 30.10 feet to the point and place of Beginning. Containing 22,865.55 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 Lot 104, Block 4209, Clemmons Township as shown on the Forsyth County Tax Maps.

Subject to a 60 foot right of way for Arden Street Extension, 30 feet of which is on the western portion of the above described property.

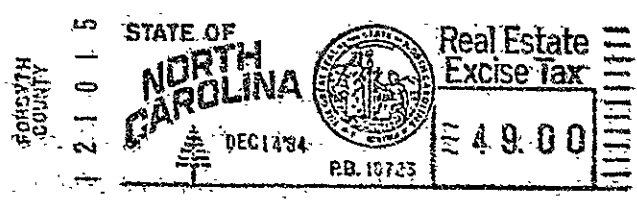
The above land was conveyed to grantor by (See Book No. Page)

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 Y of the first part do es covenant that is is/are seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it 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.

IN TESTIMONY WHEREOF the said part Y of the first part hereunto set its hand and seal By: Roy L. Landreth General Partner L & B Properties, a general partnership By: Everette W. Beckner General Partner

STATE OF NORTH CAROLINA - Forsyth County I, Nancy S. Hurst, Notary Public of Forsyth County, North Carolina, do hereby certify that Roy L. Landreth, general partners of L & B Properties grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. (Notarial Stamp or Seal) My commission expires September 8, 1989 My commission expires September 8, 1989, 1984, Notary Public

STATE OF NORTH CAROLINA - Forsyth County a Notary Public of Forsyth County, North Carolina, nowledged the execution of the foregoing deed of conveyance. stamp this the day of , 19 , Notary Public



STATE OF NORTH CAROLINA - Forsyth County The foregoing (or annexed) certificate of Nancy S. Hurst, NP, Forsyth Co., NC is (are) certified to be correct. This the 14 day of Dec, 1984

STAMPS \$ 49.00 Probate and filing fee \$ 5.00 Drafted by: Parks Roberts

REGISTERED FOR REGISTRATION AND RECORDED L. E. Speas, Register of Deeds L. E. Speas, Register of Deeds DEC 14 11 29 AM '84 JESSIE GILLEN, Deputy Assistant

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

REGISTER OF DEEDS FORSYTH CTY, N.C.

BOOK 1467 P 1538