

NO TAXABLE CONSIDERATION
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PRESENTED FOR
REGISTRATION
APPROVED

DEC 18 2 21 PM '85

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

Excise Tax

Recording Time, Book and Page

\$7.00pd KLL

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19.....
by

Mail after recording to HOUSE, BLANCO & OSBORN BOX

This instrument was prepared by RONALD A. MATAMOROS

Brief description for the Index
BRITISH SQUARE APARTMENTS

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18 day of December, 1985, by and between

GRANTOR

BRITISH SQUARE ASSOCIATES

GRANTEE

S & D PARTNERSHIP
265 Executive Park Blvd.
Winston-Salem, NC 27103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Old Town Township, Forsyth County, North Carolina and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By: _____

President
ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

BRITISH SQUARE ASSOCIATES (SEAL)

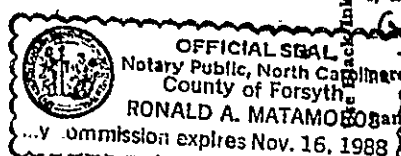
By: Lloyd R. Daniel, Jr. (SEAL)
General Partner

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Lloyd R. Daniel, Jr.

General Partner of British Square Associates Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument/Witness my

hand and official stamp or seal, this 18 day of December, 1985.

My commission expires: _____ Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____, 19_____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Ronald A. Matamoros, N.P. Forsyth
Co. N.C.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By S. W. Little Deputy/Assistant-Register of Deeds

Probate fee \$1.00 paid

EXHIBIT A

ALL that tract or parcel of land lying and being in Old Town Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin located on the southerly right-of-way of Shattalon Drive, said point being the northwest corner of Tax Lot 13A, Block 3452; running thence South 20 deg. 37 min. 8 sec. East 119.16 feet to a point; running thence South 66 deg. 16 min. 30 sec. West 120.61 feet to a point; running thence South 81 deg. 36 min. 6 sec. West 69.38 feet to a point; running thence North 8 deg. 23 min. 54 sec. West 105.03 feet to an iron pin on the southerly right-of-way of Shattalon Drive; running thence with said right-of-way North 66 deg. 30 min. 0 sec. East 166.21 feet to a point and place of BEGINNING.

BEING DESIGNATED as a .476-acre tract as shown on a survey for BRITISH SQUARE ASSOCIATES, by Gupton-Foster Associates, P. A., dated October 17, 1985.

britishd.ram/lo

BOOK 1519P1886