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Drafted by: Parks Roberts

Mail to: 11 Box  
(Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to: \_\_\_\_\_  
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED, Made this the 29th day of April, 19 86,  
by Everette W. Beckner and wife, Peggy S. Beckner

part ies of the first part, to L & B Properties, a general 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 o.v.c. ) 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 its successors ~~has~~ a tract or parcel of  
land in the County of Forsyth and State of North Carolina, in Clemmons Township, and bounded as follows:

See attached "Exhibit A" for descriptions.

NO TAXABLE CONSIDERATION

*DAC*

Peggy S. Beckner is joining in the execution of this deed pursuant to judgment being entered in the Office of Superior Court of Forsyth County, North Carolina and to clarify previous deeds recorded in Book 1390, pages 1804, 1806, 1807, 1808, 1809, 1810 and 1811 in the Office of the Register of Deeds of Forsyth County, North Carolina. Therefore she is not warranting title to said property but only conveying any interest that she might have in said properties to the grantee.

PROPERTY ADDRESS \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

The above land was conveyed to grantor by \_\_\_\_\_ See Book No. \_\_\_\_\_ Page \_\_\_\_\_

BOOK 1539 P 1816

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 its <sup>SUCCESSORS</sup> heirs and assigns forever.  
And the said part ies of the first part do covenant that they is/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.

IN TESTIMONY WHEREOF the said part ies of the first part hereunto set their hand<sup>S</sup> and seal<sup>S</sup>  
Everette W. Beckner (Seal) Peggy S. Beckner (Seal)  
Peggy S. Beckner (Seal)  
(Seal) (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF NORTH CAROLINA, Forsyth County  
I, Milton B. Crofts a Notary Public of Forsyth County, North Carolina, do hereby certify that Everette W. Beckner

grantors, 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 this the 30th day of April, 1986  
My commission expires August 28, 1989 Milton B. Crofts Notary Public

STATE OF NORTH CAROLINA, Forsyth County  
I, Milton B. Crofts a Notary Public of Forsyth County, North Carolina, do hereby certify that Peggy S. Beckner

grantors, 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 this the 30th day of April, 1986  
My commission expires August 28, 1989 Milton B. Crofts Notary Public

STATE OF NORTH CAROLINA—Forsyth County  
I, \_\_\_\_\_ a Notary Public of Forsyth County, North Carolina, do hereby certify that \_\_\_\_\_ and his wife \_\_\_\_\_

grantors, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.  
(Notarial Seal). Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
My commission expires \_\_\_\_\_, 19\_\_\_\_ Notary Public

STATE OF NORTH CAROLINA—Forsyth County  
The foregoing (or annexed) certificate of Milton B. Crofts N.P. Forsyth Co. N.C.  
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 1st day of May A.D., 1986  
L. E. Speas, Register of Deeds  
By Jesse L. Speas Deputy-Register  
Probate and Filing Fee \$ 9.50 paid.

Brp

RECEIVED FOR  
RECORDATION  
MAY 1 4 55 PM '86  
L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO., N.C.

Insert brief description here to be used  
on Register of Deeds Index

680X 1539P1817

## EXHIBIT A

TRACT 1: BEGINNING at an iron stake located at the northeast corner of a lot conveyed to 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., said beginning point also being a corner with the properties of Herman B. Orrell and wife, and Jack W. Trexler and wife; running thence from said beginning point with the west line of said Trexler property, South 20° 45' 33" West 185.44 feet to an iron stake; running thence North 75° 40' 40" West 178.00 feet to a point, and North 75° 35' West 50 feet to an iron stake located in the center of an access easement hereinafter referred to; running thence North 73° 00' East 50.00 feet to a point located in the line of said access easement, and North 66° 48' 34" East 259.80 feet to the point and place of Beginning. Containing 20,314 square feet and 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 Maps. Now being designated as Lot No. 107, Block 4209, as shown on Forsyth County Tax Maps.

TRACT 2: 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 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 64° 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 Maps. Now being designated as Lot No. 109, Block 4209, as shown on Forsyth County Tax Maps.

TRACT 3: BEGINNING at an iron stake located in the line of Jack W. Trexler and wife property, said iron stake being located at the southeast corner of a 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; running thence from said beginning point with the north line of said Trexler property, South 26° 00' 50" West 213.54 feet to an iron stake; running thence North 6° 00' East 128.13 feet to a point located in a 60 foot non-exclusive access and utility easement hereinafter referred to; running thence South 75° 35' East 50 feet to a point, and South 75° 40' 40" East 178.0 feet to an iron stake located in the west line of the Trexler property; running thence with said Trexler property, South 20° 45' 33" West 60.0 feet to the point and place of Beginning. Containing 20,262 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 Maps. Now being designated as Lot No. 108, Block 4209, as shown on Forsyth County Tax Maps.

TRACT 4: BEGINNING at an iron stake located at the common corner of the property of Everette W. Beckner and wife; 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 referred 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. Now being designated as Lot No. 106, Block 4209, as shown on Forsyth County Tax Maps.

*Peggy S. Beckner*  
*Everette W. Beckner*

EXHIBIT A  
(Continued)

**TRACT 5:** BEGINNING at an iron stake located in the south line of the Herman B. Orrell property, described in Book 889, page 479; said beginning point also being located North 69° 29' 59" West 189.88 feet from the northeast corner of a 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.; running thence from said beginning point, South 31° 36' 31" West 163.34 feet to a point located in line of 60 foot easement hereinafter referred to and South 27° 35' West 50.00 feet to an iron stake located in the center of a cul-de-sac at the end of a 60 foot non-exclusive access and utility easement hereinafter referred to; running thence South 6° 00' West 20.0 feet to a point; running thence with the center of said easement, North 84° 00' West 81.97 feet to a point; running thence North 13° 00' East 30.22 feet to a point; running thence North 12° 51' 32" East 139.72 feet to a point; running thence North 77° 07' 54" East 147.89 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 11.0 feet to the point and place of Beginning. Containing 20,271.53 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. Now being designated as Lot No. 105 Block 4209, as shown on Forsyth County Tax Maps.

**TRACT 6:** BEGINNING at an iron stake located in the east right of way line of Arden Street Extension, said iron stake being located South 3° 28' 22" West 118.21 feet from the northeast corner of the intersection of a tract of land conveyed to Everette W. Beckner and wife by deed recorded in Book 889, page 481, and the east right of way line of Arden Street Extension; running thence from said Beginning point, North 86° 31' 38" West 30.0 feet to a point located in the center of Arden Street Extension; running thence South 3° 28' 22" West 168.64 feet to a point located at the center of the intersection of a 60 foot non-exclusive access and utility easement hereinafter referred to and Arden Street Extension; running thence with the center of said access and utility easement, South 84° 00' East 133.03 feet to an iron stake; running thence North 13° 00' East 30.22 feet to a point, and North 12° 51' 32" East 139.72 feet to an iron stake; running thence North 83° 31' 34" West 130.87 feet to the point and place of Beginning. Containing 24,879.48 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 a part of Lot 42K, Block 4209, Clemmons Township as shown on the Forsyth County Tax Maps. Now being designated as Lot No. 103, Block 4209, as shown on Forsyth County Tax Maps.

**TRACT 7:** 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 a part of Lot 42K, Block 4209, Clemmons Township, as shown on the Forsyth County Tax Maps. Now being designated as Lot No. 104, Block 4209, as shown on Forsyth County Tax Maps.

TOGETHER WITH AND SUBJECT TO a 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, N. C.

*Everette W. Beckner*  
*Everette W. Beckner*