64

PRESENTED FOR
REGISTRATION
AND RECORDED

AUG 8 12 07 PM '86

L.E. PEAS
REGISTER OF DEEDS
FORSYTH CTY. N.C.

$5.50 pd

NO TAXABLE CONSIDERATION

Excise Tax

Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

Mail after recording to House, Blanco & Osborn, P.A.

.....

This instrument was prepared by Steven C. Garland

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of August, 19 86, by and between

GRANTOR	GRANTEE
S & D Partnership	B. Dale Stancil (Single)

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 , Township, Forsyth County, North Carolina and more particularly described as follows:

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 by Gupton Foster Associates, P.A. for B. Dale Stancil, dated , 1986.

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc.-1981.

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:

a. 1986 and succeeding years ad valorem taxes.

b. Easement and restrictions of record.

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.

S & D PARTNERSHIP (Corporate Name)

By: B. Dale Stancil, G.P.
Loyd R. Daniel, Jr., G.P.
President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that B. Dale Stancil and Loyd R. Daniel, Jr., general partners of S & D Partnership, a North Carolina general partnership, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument *for and on behalf of said Partnership. Witness my hand and official stamp or seal, this 4th day of August, 19 86.

My commission expires: 7-11-88 Suzanne M. Dorsey Notary Public

Use Black Ink

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

Use Black Ink

The foregoing Certificate(s) of Suzanne M. Dorsey, N.P. Catawba 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. Spess, Register of Deeds REGISTER OF DEEDS FOR Forsyth COUNTY

By Crystal Clinard Deputy~~Assistant~~ Register of Deeds

PROBATE FEE $1.00 PAID

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.

Printed by Agreement with the N.C. Bar Assoc.-1981

POOLE PRINTING CO., INC. P.O. BOX 17376 RALEIGH, N.C. 27619