

Drafted by: Parks Roberts

Mail to: Grantees, 4215 Arden Street Extension, Clemmons, N.C. 27012

Mail future tax bills to: Same

THIS DEED Made this the 31st day of July, 1987 by L & B Properties, a general partnership

part Y of the first part, to Roland A. Koonce and wife, Debra B. Koonce

of Forsyth County, North Carolina, parties of the second part;

Witnesseth that the said part Y 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 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 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° 0' 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 Tax Lot 103, Block 4209, as shown on Forsyth County Tax Maps.

TOGETHER with a permanent right to use and subject to the 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, North Carolina.

PROPERTY ADDRESS 4215 Arden Street Extension, Clemmons, NC 27012 BLOCK 4209 LOT 103

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 it 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, and 1987 taxes, which are to be prorated.

IN TESTIMONY HEREOF the said part y of the first part hereunto set s its hand and seal

(Seal) L & B PROPERTIES (Seal)

(Seal) By: Everette Beckner General Partner (Seal)

STATE OF NORTH CAROLINA - Forsyth County

I, Nancy S. Hunt a Notary Public of Forsyth County, North Carolina, do hereby certify that Everette W. Beckner, General partner of L & B Properties, a general partnership

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 31 day of July, 1987

My commission expires 31 day of July, 1987, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, do hereby certify that grantor(s), each personally appeared before me this day and acknowl

(Notarial Stamp or Seal) Witness my hand and notarial seal or star

My commission expires 19 public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Nancy S. Hunt (here giving name and official title of the officer signing the certificate) passed upon N.C. is (are) certified to be correct. This the 31 day of July, 1987

STAMPS \$

Probate and filing fee \$ 5.00 paid

PRESENTED FOR REGISTRATION N.C. Forsyth Co. JUL 31 4 45 PM 1987 L. E. Speas, Register of Deeds

REGISTER OF DEEDS FORSYTH CO. N.C. Deputy-Assistant 1619P3937

Drafted by: Parks Roberts

280

Mail to: Grantees, 4215 Arden Street Extension, Clemmons, N.C. 27012

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

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of Forsyth County, North Carolina, part Y of the first part, to Roland A. Koonce and wife, Debra B. Koonce

of Forsyth County, North Carolina, part ies of the second part;

Witnesseth that the said part Y 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 their heirs a tract or parcel of land in Forsyth County, North Carolina, in Clemmons Township, and bounded as follows:

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IN TESTIMONY HEREOF the said part y of the first part hereunto set s itshand and seal (Seal) L & B PROPERTIES (Seal) By: Everette W. Beckner (Seal) General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Nancy A. Hunt, a Notary Public of Forsyth County, North Carolina, do hereby certify that Everette W. Beckner, General partner of L & B Properties, a general partnership, each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp or Seal) My commission expires 31 day of July, 1987

STATE OF NORTH CAROLINA - Forsyth County

I, do hereby certify that grantor(s), 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 or star My commission expires, 19

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of NC is (are) certified to be correct. This the 31 day of July, 1987

STAMPS \$ Probate and filing fee \$ 5.00 paid

PRESENTED FOR REGISTRATION N.B. Forsyth Co. JUL 31 4 48 PM 1987 L. E. Speas, Register of Deeds E. L. Speas, Deputy-Assistant REGISTER OF DEEDS FORSYTH CO., N.C. 1619P3937