

64

PRESENTED FOR
REGISTRATION
AND RECORDED

MAR 30 12 27 PM '88

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

JP. \$10.00

Excise Tax

Recording Time, Book and Page

Tax Lot No. Part of Lot 33D, Block 4401

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to Grantee, 2511 Harper Road, Clemmons, NC 27012

This instrument was prepared by Gary W. Williard, Attorney

Brief description for the Index

Tract Harper Rd., Lewisville Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of March, 19 88, by and between

GRANTOR

GRANTEE

S & E ASSOCIATES, a North Carolina
General Partnership

WADE W. WISHON and wife,
CORDELIA N. WISHON

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 Lewisville Township,

Forsyth

County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A", WHICH IS INCORPORATED HEREIN BY REFERENCE.

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:

Except easements, restrictions, and rights-of-way of record, and except 1988 ad valorem taxes, which are a lien but not yet due or payable and which are to be prorated to date of closing.

caused these presents

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)

S & E ASSOCIATES, (SEAL)

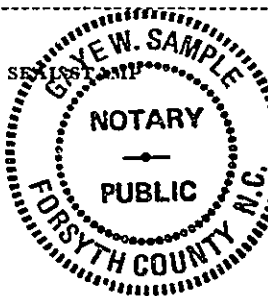
A North Carolina General Partnership

By: General Partner (SEAL)

By: General Partner (SEAL)

(SEAL)

USE BLACK INK ONLY



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that John T. Eagan, Jr. and Baxter B. Slaughter, III, General Partners of S & E Associates, a North Carolina General Partnership, each personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of March, 1988.

My commission expires: 2/23/91 Gaye W. Sample 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 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 Gaye W. Sample, NP Forsyth Co., NC

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 FOR Forsyth COUNTY
By Deputy Assistant Register of Deeds

EXHIBIT "A"

BEGINNING at an iron in the Eastern right-of-way line of Harper Road, said beginning point being the Northwest corner of the David W. Wishon property as described in Deed Book 1562 at page 1435, Forsyth County Registry, and being also the Southwest corner of the within described tract; and running thence from said beginning point along the Eastern right-of-way line of Harper Road, said line having a radius of 587.72 feet, N. 10° 25' 02" W. a chord distance of 147.49 feet to a new iron pipe; running thence N. 03° 11' 49" W. 170.25 feet to an iron; thence S. 86° 34' 13" E. 210.07 feet to a stone; thence S. 01° 58' 11" W. 308.71 feet to a stone; and running thence N. 87° 52' 09" W. 163.03 feet to an iron, the point and place of BEGINNING. Being a part of Lot 33D, Block 4401, Lewisville Township, Forsyth County Tax Maps, and being according to an unrecorded boundary survey entitled "Property of Baxter Slaughter" prepared by Kenneth L. Foster, R.L.S. #L-2552, of Gupton-Foster Associates, P.A., dated 2-23-88, as Project No. 6335-88C.

This conveyance is made subject to a 20-foot drainage and utility easement running from Harper Road along the Northern line of the above-described tract, the center line of said easement being the Northern line of the above-described property and runs S. 86° 34' 13" E. 210.07 feet from Harper Road to a stone, the Northwest corner of Wade W. Wishon Property (D.B. 1133, p. 1795, Forsyth County Registry), which easement IS HEREBY RESERVED FROM THE ABOVE-DESCRIBED TRACT.