

Drafted by Parks RobertsMail to: Grantees, 4255 Arden St. Ext., Clemmons, N.C. 27012  
(Name) (Street and Number) (City) (State) (Zip)Mail/future tax bills to: Same  
(Name) (Street and Number) (City) (State) (Zip)THIS DEED Made this the 28th day of March, 19 88 by L & B Properties, a general partnership\_\_\_\_\_ of Forsyth County, North Carolina,  
part ies of the first part, to Richard L. Watkins and wife, Elizabeth G. Watkins\_\_\_\_\_ 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 it paid by the said part ies of the secondpart, 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 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 86° 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 Lot 108, Block 4209, Clemmons Township as shown on the Forsyth County Tax Map.

TOGETHER with the 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. A portion of said easement lies within the above described property and the grantors do hereby expressly reserve for themselves, their heirs and assigns and successors in title the permanent right and use of said portion for the PROPERTY ADDRESS and utilities, 4255 Arden St. Ext., Clemmons BLOCK 209 LOT 108The 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 y of the second part and their 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, and 1988 taxes.IN TESTIMONY WHEREOF the said part y of the first part \_\_\_\_\_ hereunto set s his hand \_\_\_\_\_ and seal \_\_\_\_\_  
(Seal) L & B Properties, a general partnership (Seal)  
(Seal) Bryson L. Landreth (Seal)  
General Partner

STATE OF NORTH CAROLINA - Forsyth County

I, Nancy S. Hurst\_\_\_\_\_ a Notary Public of Forsyth County, North Carolina,  
do hereby certify that Roy L. Landreth, general partner of L & B Properties

grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

(Notarial Stamp) WITNESSED AND NOTARIAL SEAL OR STAMP THIS THE 28th day of March, 1988My commission expires Sept. 9, 1989, 19 \_\_\_\_\_ Nancy S. Hurst, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, \_\_\_\_\_do hereby certify that \_\_\_\_\_ North Carolina,

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.

My commission expires \_\_\_\_\_, 19 \_\_\_\_\_, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Nancy S. Hurst, NP, Forsyth Co., NC

(here give name and official title of the officer signing the certificate passed upon)

\_\_\_\_\_ is (are) certified to be correct. This the 30 day of March, 19 88STAMPS \$ 48.00Probate and filing fee \$ 6.00 L.E. SPEASREGISTER OF DEEDS  
FORSYTH CO., NC.

DR

L. E. Speas, Register of Deeds

By K. K. H. H. H. Deputy Register

BOOK 1637 P 0350