

Drafted by: Parks Roberts

Mail to: Grantees, 4235 Arden Street Ext., Clemmons NC 27012  
 (Name) (Street and Number) (City) (State) (Zip)

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

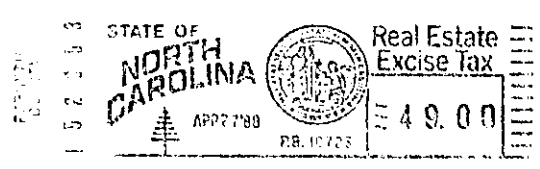
THIS DEED, Made this the 27th day of April, 1988,  
 by L & B Properties, a general partnership

part ies of the first part, to Robert Miller Collins and wife, Johnnie Arline P. Collins

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 their heirs a tract or parcel of  
 land in the County of Forsyth and State of North Carolina, in Clemmons Township, and bounded as follows:

BEGINNING at an iron stake located at the common corner of the properties of  
 Everette W. Beckner, Herman B. Orrell and wife and Jack W. Trexler and wife,  
 running thence from said beginning point, South 66 deg. 48' 34" West 259.80  
 feet to a point located in the line of a 60 foot roadway easement, and South  
 73 deg. 00' West 50 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 deg. 35' East 50.0 feet to a point and North 31 deg.  
 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 deg. 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 Lot 106, Block 4209, Clemmons  
 Township, as shown on 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, NC. 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 purposes of access and utilities.



PROPERTY ADDRESS 4235 Arden Street Extension, Clemmons, NC 27012 BLOCK 4209 LOT 106

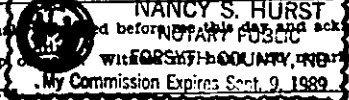
The above land was conveyed to grantor by \_\_\_\_\_, See Book No. \_\_\_\_\_ Page \_\_\_\_\_

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 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 V of the first part                      hereunto set                      hand                      and seal

                     (Seal) L & B Properties, a general partnership, (Seal) ✓  
                     (Seal) By Roy L. Landreth (Seal)  
                     (Seal) Roy L. Landreth, general partner (Seal)  
                     (Seal)                      (Seal)  
                     (Seal)                      (Seal)  
                     (Seal)                      (Seal)

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

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 27th day of April, 19 88  
My commission expires                     , 19                     . Nancy S. Hurst, Notary Public  


STATE OF NORTH CAROLINA,                      County  
I,                     , a Notary Public of                      County, North Carolina, do hereby certify that                     

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                      day of                     , 19                       
My commission expires                     , 19                     .                     , 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 Nancy S. Hurst NP 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 27 day of April, A.D., 19 88  
L. E. Speas, Register of Deeds  
Probate and Filing Fee \$ 8.00 paid. By Geri Taggart Deputy-Assistant

Book

TO

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

PRESENTED FOR  
REGISTRATION  
AND RECORDED

APR 27 2 00 PM '88

L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

1639-0693