

Drafted by Parks RobertsMail to: Grantees, 7050 Kenbridge Drive, Clemmons, NC 27012

(Name)

(Street and Number)

(City)

(State)

(Zip)

Mail future tax bills to:

(Name)

(Street and Number)

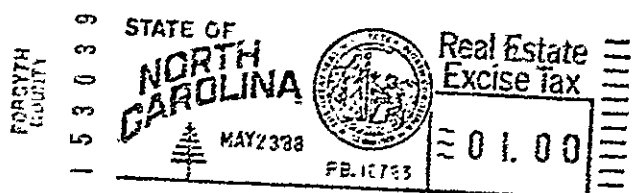
(City)

(State)

(Zip)

THIS DEED Made this the 5th day of May, 19 88 by L & B Properties, a general partnershippart y of the first part, to Roy L. Landreth and wife, Sue G. Landreth of Forsyth County, North Carolina,Witnesseth that the said part y 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 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:

See attached description.

PROPERTY ADDRESS Arden Street Ext. Clemmons, NC 27012 BLOCK 4209 LOT 105 & 109

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, 1988 taxes and deed of trust to Central Carolina Bank which the grantees herein expressly assume and agree to pay.IN TESTIMONY WHEREOF the said part ies of the first part hereunto set their hands and seal sBy: Roy L. Landreth (Seal) L & B Properties, a general partnership (Seal)
General PartnerBy: Everette W. Beckner (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 and Everette W. Beckner, general partners 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 or Seal) Witness my hand and notarial seal or stamp this the 5th day of May, 19 88My commission expires Sept. 9, 1989, 19 88 Nancy S. Hurst, Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____ a Notary Public of Forsyth County, North Carolina, 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 stamp 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., NC (here give name and official title of the officer signing the certificate passed upon) is (are) certified to be correct. This the 23 day of May, 19 88

STAMPS \$ _____

Probate and filing fee \$ 800 paid

PRESENTED FOR
REGISTRATION
L. E. SPEAS, Register of Deeds
Kathy Kucic, Deputy-Assistant
FORSYTH COUNTY, NC

MAY 23 10 47 AM '88

BOOK 1641 PAGE 067

TRACT 1:

BEGINNING at an iron stake located in the south line of the Herman B. Orrell property, described in Book 889, page 479; said beginning point also being located North 69 degrees 29' 59" West 189.88 feet from the northeast corner of a tract of land conveyed to Everett W. Beckner and wife by deed recorded in Book 889, page 481 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence from said beginning point, South 31 degrees 36' 31" West 163.34 feet to a point located in line of a 60 foot easement hereinafter referred to and South 27 degrees 35' West 50.00 feet to an iron stake located in the center of a cul-de-sac at the end of a 60 foot non-exclusive access and utility easement hereinafter referred to; running thence South 6 degrees 00' West 20.0 feet to a point; running thence with the center of said easement, North 84 degrees 00' West 81.97 feet to a point; running thence North 13 degrees 00' East 30.22 feet to a point; running thence North 12 degrees 51' 32" East 139.72 feet to a point; running thence North 77 degrees 07' 54" East 147.89 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 degrees 29' 59" East 11.0 feet to the point and place of beginning. Containing 20,271.53 square feet more or less. Also being a part of the property conveyed to Everett W. Beckner and wife by deed recorded in Book 889, page 481, and being Lot 105, 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 purposes of access and utilities.

TRACT 2:

BEGINNING at an iron stake located in the center of Arden Street Extension, said iron stake being located at the southwest corner of Everett W. Beckner and wife, Peggy S. Beckner, by deed recorded in Book 889, page 481, in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence from said beginning point with the center of said Arden Street Extension, North 3 degrees 28' 22" East 145.0 feet to a point, said point being located at the center of a 60 foot non-exclusive access and utility easement hereinafter referred to; running thence with the center of said easement, South 84 degrees 00' East 215.0 feet to a point; running thence South 6 degrees 00' West 128.13 feet to an iron stake located in the north line of the Jack W. Trexler and wife property; running thence with said Trexler property, South 86 degrees 00' 50" West 211.82 feet to the point and place of Beginning. Containing 26,850 square feet, more or less. Also being a part of the property conveyed to Everett W. Beckner and wife by deed recorded in Book 889, page 481, and being Lot 109, 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 purposes of access and utilities.