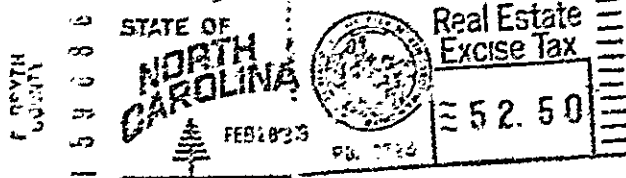




124

8-PAID

PRESENTED FOR  
REGISTRATION  
AND RECORDED

FEB 28 2 47 PM '89

L.E. SPEARS  
REGISTER OF DEEDS  
FORSYTH COUNTY, N.C.

Excise Tax \$52.50

Recording Time, Book and Page

Tax Lot No. 010 Block 3241 Parcel Identifier No.  
Verified by County on the day of 19  
by

Mail after recording to

This instrument was prepared by Bailey and Thomas (Box)

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of February, 1989, by and between

GRANTOR

GRANTEE

D & B PROPERTIES, a North Carolina  
Limited Partnership

ELOISE J. HALL and  
JEAN D. COLTRANE and  
IVY L. TUTTLE and  
S. GAIL TILLEY

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 Township,

Forsyth

County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the southeast margin of State Highway No. 311, one hundred (100) feet South-West of Intersection of State Highway No. 311 and New State Highway No. 66, R. C. Jones' corner; thence with said R. C. Jones' line South 41° 35' East 200 feet to an iron stake, R. C. Jones' corner; thence South 44° 55' West with R. C. Jones' line 75 feet to an iron stake, R. C. Jones' corner; thence North 41° 35' West with R. C. Jones' line 200 feet to an iron stake, R. C. Jones' corner in the Southeast margin of State Highway No. 311; thence with Southeast margin of State Highway No. 311, North 44° 55' East 75 feet to the Beginning.

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:

EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 1989 AD VALOREM PROPERTY TAXES  
TO BE PRORATED BETWEEN GRANTOR AND GRANTEE.

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.

D & B PROPERTIES, a North Carolina Limited Partnership  
 (Corporate Name)  
 DOLLY J. (HAVERKUS) (General Partner) (SEAL)

By: \_\_\_\_\_ (SEAL)

-----President

ATTEST: \_\_\_\_\_ (SEAL)

----- PUBLIC - OFFICIAL ----- Secretary (Corporate Seal)

STATE OF NORTH CAROLINA, Forsyth County.

\_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

USA VAUSEN Carolina Limited Partnership by Dolly J. Haverkos a general partner Grantor,

**COUNTY OF FORSYTH**     **HALL** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

Hand and official stamp or seal, this 21 day of February, 1985.

My commission expires: 12-18-89 8/11 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 ----- Secretary of

----- 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 Lisa Vaughn N.P. Forsyth Co. N.C.

is ~~not~~ 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 FORSYTH COUNTY

By James H. Hadden Deputy, ~~Assistant~~ - Register of Deeds