

PRESENTED FOR
REGISTRATION
AND RECORDED

DEC 13 2 00 PM '89

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

\$8.00 pd
WP

Excise Tax \$23.50

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to James E. Fechner
126 North Poplar Street, Winston-Salem, North Carolina 27101
This instrument was prepared by Leslie G. Frye, Atty. 1171 West 4th St., Winston-Salem, N.C. 27101
Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of OCTOBER, 19 89, by and between

GRANTOR

C & F ENTERPRISES,
a General Partnership of Forsyth County
North Carolina

GRANTEE

JAMES E. FECHNER

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 ~~XXXXXX~~ WINSTON Township,

FORSYTH

County, North Carolina and more particularly described as follows:

Lying and being in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows: said tract of land measuring a frontage of 60 feet on Poplar Street and of that width extending westwardly to the eastern line of Lot 53 on the hereinafter referenced plat, measuring a distance of 118 feet on the northern side and 160 feet on the southern side, being also known as Lot 59 on the W.E. Franklin Plat of Reservation Lands as recorded in Plat Book 8, at Page 54, of the Forsyth County Registry, to which map reference is hereby made for a more particular description. See Deed Book 555, at Page 226.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 8 page 54.

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, rights of way and restrictions of record, if any.

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:

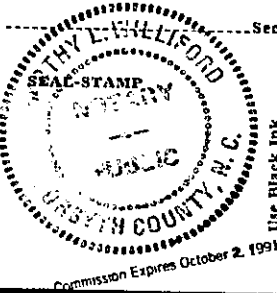
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

C & F ENTERPRISES, a General Partnership of North Carolina (SEAL)

BY: James E. Fechner (SEAL)
GENERAL PARTNER

BY: William C. Creasy (SEAL)
GENERAL PARTNER



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that James E. Fechner and William C. Creasy, GENERAL PARTNERS OF C & F ENTERPRISES, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11 day of December, 1989.

My commission expires: 10-2-91 Timothy L. Williford 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, seated 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 Timothy L. Williford N.P. Forsyth Co. N.C.

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.

By Jesse Golden L E Spears REGISTER OF DEEDS FOR Forsyth COUNTY
Deputy/Assistant - Register of Deeds