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RK1683 P3139

NO TAXABLE CONSIDERATION
OMWPRESENTED FOR
REGISTRATION
NO. 1000000

JAN 5 10 39 AM '90

L.E. SPEAR
REGISTER OF DEEDS
FORSYTH COUNTY, NC#12.00pd
EP

Excise Tax

Recording Time, Book and Page

Tax Lot No. 17N and 17P of Block 3451

Parcel Identifier No.

Verified by County on the day of, 19
byMail after recording to Emmett McCall
Vancannon Box

This instrument was prepared by Cynthia S. Aiken

Brief description for the Index

2.09 and 6.7 ac tcts-Indiana Ave

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of JAN, 19 90, by and between

GRANTOR

GRANTEE

B & D Investments, a North Carolina
General PartnershipWilliam F. Haubrich
101 Spillsbury Court
Clemmons, NC 27013

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 Winston-Salem

Township.

Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1510, page 1107 and
Book 1496, page 1025

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 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:

Tract I is subject to a thirty-foot nonexclusive easement over the westernmost thirty feet of said Tract I. Tracts I and II are subject to easements, rights of way and restrictions of record, if any, and 1989 ad valorem taxes.

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.

B & D Investments, a North Carolina
 General Partnership (SEAL)

 (Corporate Name)

By: _____

By: William F. Haubrich
 William F. Haubrich, General Partner (SEAL)

 President

ATTEST: _____

By: Richard J. Zeitvogel
 Richard J. Zeitvogel, General Partner (SEAL)

 Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL-STAMP

DONALD M. VON CANNON
 NOTARY PUBLIC
 FORSYTH COUNTY, N. C.

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that William F. Haubrich and
Richard J. Zeitvogel, General Partners of B & D Investments, a Grantor,
North Carolina General Partnership
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 hand and official stamp or seal, this 4th day of January, 1990.

My commission expires: 3-28-90 Donald M. Von Cannon 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 Donald M. Von Cannon 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.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jessie Selden Deputy ~~Notary~~ - Register of Deeds

EXHIBIT A

Tract I:

Beginning at a point in the eastern boundary line of the 2.265 acre tract conveyed to JWR Building Company, said point also being the northwest corner of the 2.092 acre tract conveyed to B & D Investments in Book 1423, page 797, Forsyth County Registry, and thence with the said eastern boundary line of JWR Building Company, North 01° 50' 42" East 228.07 feet to a point, said point being the southwest corner of the 2.636 acre tract conveyed to Hancock and Wright in Deed Book 1416, page 1897, Forsyth County Registry; thence with the southern boundary line of the said Hancock and Wright, North 89° 09' 30" East 400 feet to a point; thence South 01° 50' 42" West 228.07 feet to a point, said point being the northeast corner of the said B & D Investment property; thence with the northern boundary line of said B & D Investments property, South 89° 09' 30" West 400 feet to the point and place of beginning, and containing 2.092 acres as shown on a survey dated September 6, 1983 and revised September 8, 1983 by Cates-Bennett, Associates.

Being a portion of the 15.817 acre tract conveyed by Great Gulf Corporation to Alpine Beverage Distributing, Inc. as recorded in Book 1413, page 650, Forsyth County Registry.

Conveyed herewith is a nonexclusive easement for ingress, regress and recess and for the installation and maintenance of utility lines of all types over a 30-foot wide strip of land described as follows: Beginning at an iron stake in the southern right-of-way line of Indiana Avenue (formerly Walker and Piney Grove Roads), said beginning point being the northwest corner of the 15.71 acre tract conveyed to Great Gulf Corporation in Deed Book 1281, page 170, Forsyth County Registry, and running thence South 07° 52' West 156.63 feet to an iron stake, said iron stake being the northeast corner of the 2.265 acre tract conveyed to JWR Building Company; thence South 01° 50' 42" West 267.62 feet to a point, said point being the northwest corner of the 2.092 acre tract conveyed to B & D Investments; thence North 89° 09' 30" East 30.03 feet to a point; thence North 01° 50' 42" East 268.77 feet to a point; thence North 07° 52' West 159.12 feet to a point in the southern right-of-way line of Indiana Avenue; thence with said southern right-of-way line, South 82° 15' West 30.0 feet to an iron stake, the point and place of beginning.

The easement described above shall be in appurtenance to and shall run with the title to the said 2.092 acre tract described above and by acceptance of this deed, the grantee, its successors and assigns, agree that they will pay their equitable, pro rata share of the maintenance and upkeep of said easement it being agreed that the grantee's share shall be 23% of the cost of such maintenance and upkeep.

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EXHIBIT A

(6.732 acres/Indiana Avenue)

Tract II:

Beginning at an iron stake in the southern right-of-way line of Indiana Avenue, said iron stake being the northwest corner of the Cleveland L. Roberts property (now or formerly) as described in Deed Book 739, page 509, Forsyth County Registry, and thence with the said southern right-of-way line of Indiana Avenue, South 82° 15' West 178.19 feet to a point, said point being the northeast corner of the Hancock and Wright property (now or formerly) as described in Deed Book 1416, page 1897, Forsyth County Registry; thence leaving said southern right-of-way line and continuing with the eastern boundary line of Hancock and Wright, South 01° 50' 42" West 258.65 feet to a point, said point being the southeast corner of the said Hancock and Wright property; thence with the southern boundary line of Hancock and Wright, South 89° 09' 30" West 93.75 feet to a point, said point being the northeast corner of a 2.092 acre tract conveyed to B & D Investments as described in Deed Book 1496, page 1025; thence with the eastern boundary line of the said 2.092 acre tract and continuing with the eastern boundary line of a second 2.092 acre tract conveyed to B & D Investments in Deed Book 1423, page 797, Forsyth County Registry, South 01° 50' 42" West 456.14 feet to a point in the northern right-of-way line of Southern Railroad; thence with northern right-of-way line of Southern Railroad, North 89° 09' 30" East 456.90 feet to an iron stake, said iron stake being the southwest corner of the D. S. Summers property (now or formerly) as recorded in Deed Book 931, page 45, Forsyth County Registry; thence leaving the said northern right-of-way line of Southern Railroad with the western boundary line of the said D. S. Summers property, North 02° 44' East 227.72 feet to an iron stake, said iron stake being the southwest corner of the S. F. Thomas property (now or formerly) as described in Deed Book 883, page 225, Forsyth County Registry; thence with the western boundary line of the said S. F. Thomas property, North 02° 39' 10" East 55.16 feet to an iron stake; thence continuing with the western boundary line of the S. F. Thomas property and falling in with the western boundary line of Ransom Redman (now or formerly) as described in Deed Book 939, page 122, Forsyth County Registry and the western boundary line of the R. W. Tuttle property (now or formerly), North 02° 43' 10" East 494.90 feet to an iron stake in the southern right-of-way line of Indiana Avenue; thence with the southern right-of-way line of Indiana Avenue, South 85° 47' West 99.89 feet to an iron stake, said iron stake being the northeast corner of the aforesaid Cleveland L. Roberts property; thence with the eastern boundary line of the said Cleveland L. Roberts property, South 02° 33' West 199.30 feet to an iron stake; thence with the southern boundary line of the said Cleveland L. Roberts property, South 85° 46' 22" West 100.15 feet to an iron stake; thence with the western boundary line of the said Cleveland L. Roberts property, North 02° 41' 20" East 200.22 feet to an iron stake, the point and place of beginning, and containing 6.732 acres as described on a survey dated September 6, 1983 and revised September 8, 1983 by Cates-Bennett Associates.