

Prepared by and mail to:
 Steven G. Gibson, Attorney at Law
 132 East Parris Avenue, High Point, NC 27260

Revenue Stamps: \$40.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 3rd day of January, 1990, by and between the following Grantor and Grantee:

M & K PROPERTIES, a North Carolina General Partnership
 GRANTOR: Frank R. More, Jr., Kay K. More, Michael Kreitz, Jr., Linda K. Kreitz, Partners in a Partnership known as M & K Properties

GRANTEE: Timothy D. Shives, Barbara J. Shives

Address of Property: 112 Barney Road, High Point, NC 27260

Tax address of Grantee: same as above

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 Township of Abbotts Creek, County of Forsyth, North Carolina, which is more particularly described as follows:

BEGINNING at a point in the old North line of Barney Road at a point 165 feet East along the old North line of Barney Road from the East line of S. R. no. 2618; running thence North 0 degrees 8' 20" West along the line of M. B. Hedgecock through an iron stake at 11.98 feet in the new Right of Way line of Barney Road for a total distance of 175 feet to an iron stake; running thence North 69 degrees 40' 20" East 74.95 feet to an existing concrete monument control corner; running thence South through an iron pipe at 161.56 feet in the new Right of Way line of Barney Road for a total distance of 175 feet to a point in the old North line of Barney Road; running thence along the old North line of Barney Road South 69 degrees 33' 30" West 74.55 feet to the point and place of the BEGINNING, the same being a part of Lot 4 as shown on the map of the Marvin B. Hedgecock Estate as recorded in Plat Book 10 at Page 78 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being described according to a survey prepared by Wm. F. Freeman Associates, dated 12-21-1989, Job No. 50,012, entitled "Survey for Timothy D. Shives and Barbara J. Shives". Incorporation by reference is hereby made to said survey.

This is the identical property conveyed in Deed Book 1665 at Page 1567 in the Forsyth County Registry.

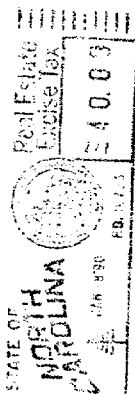
This conveyance is subject to that portion of the above lot located within the right-of-way of Barney Road.

For Back Reference see Book 1665, Page 1567.

This conveyance is subject to easements and restrictions of record and to current year taxes which were prorated at closing.

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:



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

M & K Properties (Seal)

By Frank R. More, Jr. (Seal)
Frank R. More, Jr., Partner

By Kay K. More (Seal)
Kay K. More, Partner

By Michael Kreitz, Jr. (Seal)
Michael Kreitz, Jr., Partner

By Linda K. Kreitz (Seal)
Linda K. Kreitz, Partner

County of Guilford
State of NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that Frank R. More, Jr., Kay K. More, Michael Kreitz, Jr., Linda K. Kreitz, Partners in a Partnership known as M & K Properties, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 3rd day of JANUARY, 1990.

Brenda J. Moore
Notary Public

My commission expires: Aug 16, 1993



STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Brenda J. Moore, NP, Guilford
(here give name and official title of the officer signing the certificate, passed upon)

conc

PRESENTED FOR
REGISTRATION

is (are) certified to be correct. This the 8th day of January, 1990.

JAN 8 10 05 AM '90

L. E. Speas, Register of Deeds

REGISTER OF DEEDS
FORSYTH COUNTY, NC

By Deborah Liddle Deputy Assistant

Probate and Filing Fee \$ 8.20

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