

DRAFTED BY: W. Everette Murphrey, IV, Attorney

RECORDING TIME BK1722 P2417
PRESENTED FOR
REGISTRATION
AND RECORDED
116



GIFT DEED

'91 AUG 16 P1:47

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.
\$10.00 pd.
Kp

EXCISE TAX

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: _____ Lot: _____ Parcel Identifier No.: _____
Property Address: _____
Mail after recording to: _____
Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of August, 19 91, by and between

GRANTOR

GRANTEE

RODGER H. LOFLAND, and wife REGINA D. LOFLAND
and
MARTEN W. QUADLAND, and wife PATRICIA M. QUADLAND

L & Q LYNDHURST PARTNERSHIP, a North Carolina General 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, in consideration of \$10.00 & OVC Ten Dollars and other valuable considerations THEM 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 in Forsyth County, North Carolina Winston Township, more particularly described as follows:

SEE EXHIBIT "A" - DESCRIPTION ATTACHED

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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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

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

IN WITNESS WHEREOF the Grantor has 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.

<u>Rodger H. Lofland</u> (seal)	<u>Marten W. Quadland</u> (seal)
Rodger H. Lofland	Marten W. Quadland
<u>Regina D. Lofland</u> (seal)	<u>Patricia M. Quadland</u> (seal)
Regina D. Lofland	Patricia M. Quadland
(seal)	(seal)
(seal)	(seal)
(seal)	(seal)

Corporate Name

ATTEST:

By: _____
 _____ President _____ Secretary

Corporate Seal

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby 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 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 notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL I, Carolyn M. Hankins, a Notary Public of Forsyth County, NC, do hereby
 NOTARY PUBLIC, NORTH CAROLINA certify that Rodger H. Lofland and wife Regina D. Lofland
 CAROLYN M. HANKINS personally appeared before me this day and acknowledged the execution of the foregoing deed of
 COUNTY OF FORSYTH conveyance. Witness my hand and notarial seal this the 2nd day of August, 1991.
 My Commission Expires: Aug 28, 1994

SEAL/STAMP

My commission expires August 28, 1994. Carolyn M. Hankins Notary Public

STATE OF NORTH CAROLINA - Forsyth County

OFFICIAL SEAL I, Carolyn M. Hankins, a Notary Public of Forsyth County, NC, do hereby
 NOTARY PUBLIC, NORTH CAROLINA certify that Marten W. Quadland and wife Patricia M. Quadland
 CAROLYN M. HANKINS personally appeared before me this day and acknowledged the execution of the foregoing deed of
 COUNTY OF FORSYTH conveyance. Witness my hand and notarial seal this the 2nd day of August, 1991.
 My Commission Expires: Aug 28, 1994

SEAL/STAMP

My commission expires August 28, 1994. Carolyn M. Hankins Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Carolyn M. Hankins N.P. Forsyth Co NC

are
 hereby certified to be correct.

This the 16 day of Aug, 1991.

L.E. Speas, Register of Deeds for Forsyth County by:

Debra Holden Deputy/Assistant

Forsyth County Register of Deeds form LFD 4/90

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EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots 90, 91, and 92, Block 6, as shown on the Map of West Branchland, as recorded in Plat Book 2, page 41 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being that same property as described in Deed Book 1681, page 2838, in the Forsyth County Registry.

SAVE AND EXCEPT from the above described tract that 121 square foot tract conveyed to the City of Winston-Salem in Deed Book 1713, page 604, Forsyth County Registry, reference to which is hereby made for amore particular description.

Informally known as Tax Lots 90, 91, and 92D, Block 1403, Forsyth County Tax Maps.