



FORSYTH

82-03-93



\$400.00

Real Estate
Excise Tax

Excise Tax

BK1770 P0741

100

PRESENTED TO
RECORD
AND RECEIVED

93 FEB -3 P3:22

LEE SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

+10.00pd

Deborah
Piddie

Recording Time, Book and Page

Tax Lot No. 508, 509B, and 510, Block 5351

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to James W. Partin, P.O. Box 565, Elkin, NC 28651

This instrument was prepared by Parks Roberts, Attorney at Law

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of January, 19 93, by and between

GRANTOR

GRANTEE

DILLON AND HASTINGS REAL ESTATE, INC.,
a North Carolina CorporationG & B OIL COMPANY, INC.,
a North Carolina Corporation

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

See Exhibit "A" attached hereto and incorporated by reference.

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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 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; save and except easements, rights of way and restrictions of record, ad valorem taxes and leases to J. C. Faw, which may have been assigned to Lowe's Food Stores, Inc.

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.

Dillon and Hastings Real Estate, Inc. . . . (SEAL)

(Corporate Name)

By: G. E. Dillon . . . (SEAL)

X . . . President

ATTEST:

Gilmer E. Dillon Secretary (Corporate Seal)

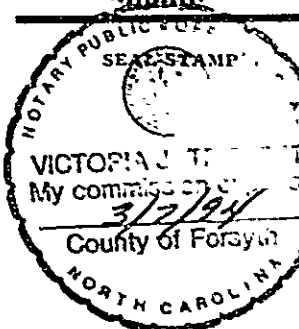
USE BLACK INK ONLY



NORTH CAROLINA, . . . County.

I, a Notary Public of the County and State aforesaid, certify that . . . Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this . . . day of . . . 19 . . .

My commission expires: . . . Notary Public



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Gilmer E. Dillon personally came before me this day and acknowledged that . . . he is . . . Secretary of Dillon and Hastings Real Estate, Inc. 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 8th day of January, 1993

My commission expires: . . . Notary Public

The foregoing Certificate(s) of Victoria J. Triplett, DP, General Conc

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.

LE. SPENS. . .

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Liberia B. . . Deputy Assistant - Register of Deeds

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Exhibit A

G & B Oil Company, Inc.

BEGINNING at an iron stake located in the northwest right of way line of N. C. Highway #150, said iron also being located at the southeast corner of Greenwood & Charles, Inc.'s property; running thence with the east line of Greenwood & Charles, Inc.'s property North 06 deg. 04 min. 03 sec. East 276.79 ft. to an iron located in the Piedmont Medical Builders' south boundary; thence running with Piedmont Medical Builders' south boundary South 84 deg. 47 min. 30 sec. East 92.31 ft. to an iron located in the west right of way boundary of Old Winston Road; thence running with the west right of way boundary of Old Winston Road, a curve to the right have a radius of 351.97 ft., a delta angle of 09 deg. 17 min. 50 sec., an arc length of 57.11 ft., a Chord Bearing and Distance of South 28 deg. 19 min. 00 sec. East 57.05 ft. to an iron; thence continuing with the west right of way margin of said road South 23 deg. 40 min. 01 sec. East 108.91 ft. to an iron located in the northwest intersection of the right of way margin of N. C. Highway #150 and Old Winston Road; thence running with the intersection South 21 deg. 19 min. 59 sec. West 42.43 ft. to an iron located in the northwest right of way line of N. C. Highway #150; running thence with the northwest right of way margin of N. C. Highway #150 South 66 deg. 19 min. 59 sec. West 192.74 ft. to the point and place of beginning, containing 0.792 acre, more or less as shown on that certain survey entitled G & B Oil Company, Inc. by Slate Surveying Co., dated April 6, 1987 as revised January 28, 1993.

Said property is also described as Lots 508, 509B and 510, Block 5351, Forsyth County Tax Maps. The Grantor hereby reserves the right to receive all the damages or awards received from the State of North Carolina from Forsyth County civil action, 91 CVS 5681.